

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED BUNGALOW
- * TWO DOUBLE BEDROOMS
- * LARGE CONSERVATORY
- * OPEN PLAN KITCHEN/DINER
- * SHOWER ROOM
- * OFF ROAD PARKING & GARAGE
- * LARGE REAR GARDEN
- * STAR BUY
- * PRIME LOCATION
- * NO UPWARD CHAIN



Templeton Road, Kingstanding B44 9BT - Offers in the region of £200,000

Acres are pleased to offer for sale this semi-detached bungalow that offers spacious interiors throughout and offering no upward chain. Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, entrance hall, stylish family lounge with double glazed double opening doors to a light & airy conservatory, refitted modern kitchen open plan with dining space, two double bedrooms and shower room. Outside is an excellent fore garden offering two parking spaces along with access to garage front and to the rear is a large garden with patio to fore & lawn. The property also offers communal rear access. Hurry before you're too late!

Accessed via driveway allowing off road parking leading too;

PORCH: 5'3 x 1'11: Double glazed windows and door with door into;

HALLWAY: 13'4 x 2'11: A light and airy hallway, radiator and doors into;

LIVING ROOM: 18'9max x 17'6min / 11'2: Large living area with two radiators, double glazed windows and sliding doors into;

CONSERVATORY: 19'3 x 8'8: A great additional space, double glazed windows surrounding and door out to garden.

OPEN PLAN KITCHEN/DINER: 19'11 x 7'11: Fitted kitchen with drawer base units, work surfaces, sink and drainer, oven with hob and extractor fan over, tiling to splashback, space for washing machine and fridge freezer, open plan with dining space, radiator and double glazed door out to garden.

BEDROOM ONE: 13'9(into bay) x 12'8min / 10'10: A good size double bedroom with built in wardrobe system, radiator and double glazed bay window to front.

BEDROOM TWO: 8'1 x 8'1: A further double bedroom, glazed window to side and radiator.

SHOWER ROOM: 7'8 x 4'8: Walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to part walls, radiator and double glazed opaque window to side.

REAR GARDEN: Paved patio area to fore with a good size lawn and fencing to borders along with communal rear access.

GARAGE: 15'3 x 8'1: Pull too garage doors, ceiling light point and housing gas central heating boiler. ***(please check the suitability of this garage for your own vehicle)***

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.

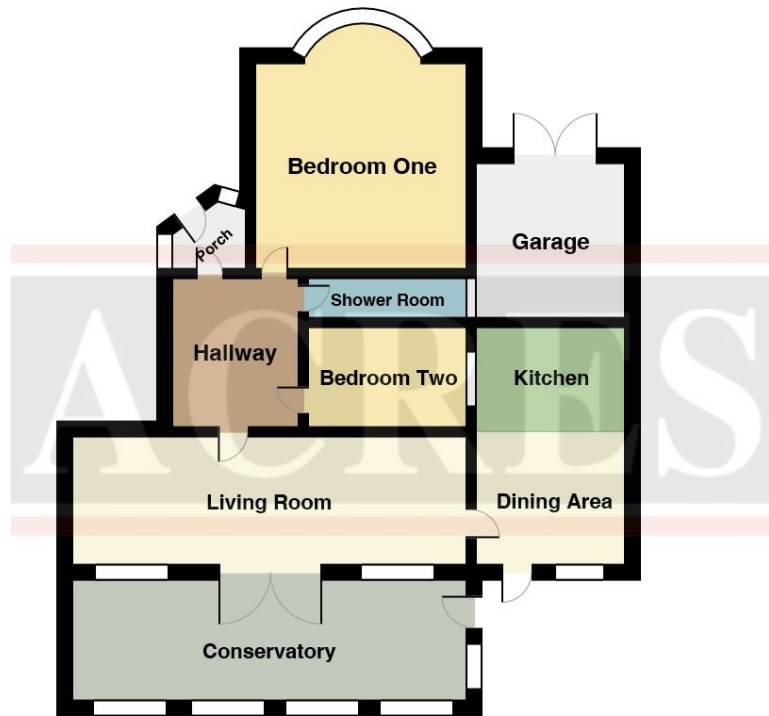


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Templeton Road, Kingstanding



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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