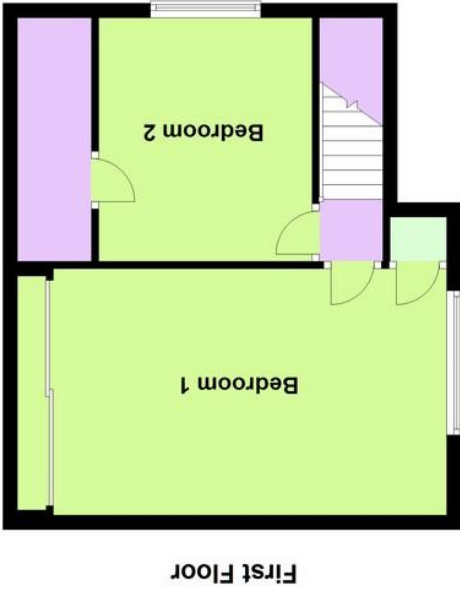


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork provided to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	57
Potential	81

WWW.EPC4U.COM

Great Barr | 0121 241 4441



- Well Presented Throughout
- Spacious Lounge
- Extended Kitchen
- Conservatory
- Three Bedrooms
- Well Maintained Rear Garden

Templeton Road, Great Barr, B44 9DA

£270,000

Property Description

360 VIRTUAL VIDEO TOUR AVAILABLE This EXTENDED PROPERTY offers versatile living accommodation throughout. Situated in a popular residential location with excellent amenities nearby including local shops with public transport on hand. MUST BE VIEWED to fully appreciate the overall size, location and potential of the accommodation on offer. CALL GREEN & COMPANY TO ARRANGE YOUR VIEWING.

APPROACH having lawned front garden with pathway leading to front reception door.

HALL having light points, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 26' 7" x 11' 3" (8.1m x 3.43m) having double glazed windows to front elevation, light points, power points, two central heating radiators, double glazed sliding door to conservatory and open access to kitchen/diner.

KITCHEN/DINER 19' 5" x 11' 1" (5.92m x 3.38m) having a comprehensive range of matching wall/base units with work surfaces over, incorporating inset sink/drain unit with mixer tap over, ample space for a range of kitchen appliances, light points, power points, central heating radiator, double glazed doors to conservatory and double glazed sliding door opening to rear into garden.

CONSERVATORY 11' 0" x 11' 0" (3.35m x 3.35m) having double glazed windows, light point, power points and central heating radiator.

BEDROOM THREE 11' 3" x 7' 0" (3.43m x 2.13m) having double glazed window to front elevation, light point, power points and central heating radiator.

BATHROOM having opaque double glazed window to side elevation, a matching suite comprising of panelled bath, wash hand basin, low flush w/c, shower, heated towel rail, light point and complimentary tiling to splashbacks.

FIRST FLOOR LANDING having light point, power point and doors off to all rooms.

BEDROOM ONE 13' 9" x 9' 3" (4.19m x 2.82m) having double glazed window to front elevation, light point, power points, central heating radiator and built-in wardrobes.

BEDROOM TWO 9' 0" x 8' 9" (2.74m x 2.67m) having double glazed window to side elevation, light point, power points, central heating radiator and fitted wardrobes.

OUTSIDE

REAR GARDEN having paved and lawned areas surrounded by an array of shrubs/plants.

COUNCIL TAX BAND C Birmingham City Council

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

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Please note that all measurements are approximate.

