



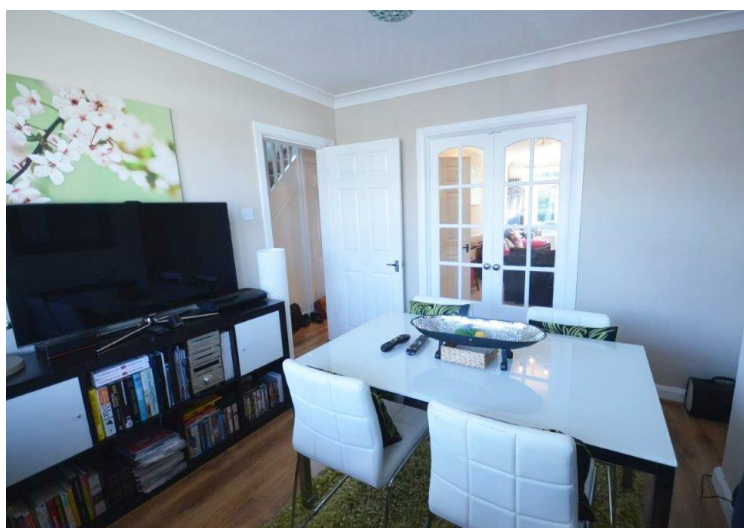
Temple Avenue

Hall Green , Birmingham, B28 9LJ

- A Three Bedroom Semi Detached Property
- Two Reception Rooms & Extended Kitchen
- Four Piece Family Bathroom
- Partially Converted Garage To Rear

Offers Over £260,000

EPC Rating '57'





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to UPVC double glazed door to

Enclosed Porch

With ceiling light point and wooden panelled front door leading through to

Entrance Hallway

With ceiling light point, wall mounted radiator, stairs leading to the first floor accommodation, laminate flooring and doors to



Guest WC

With WC, wall mounted wash hand basin, wall mounted radiator and tiling to water prone areas

Reception Room One to Front

12' 3" x 10' 8" (3.75m x 3.27m) With double glazed bay window to front elevation, wall mounted radiator, recess for fire, coving to ceiling, wall lighting and laminate flooring



Extended Reception Room Two to Rear

24' 2" x 9' 9" (7.37m x 2.98m) With two ceiling light points, wall mounted radiator, double glazed French doors to rear garden, coving to ceiling and electric fire with wooden surround and marble hearth

Extended Kitchen to Rear

16' 9" x 6' 0" (5.12m x 1.85m) Being fitted with a range of wall and base units, marble effect roll top work surface, inset oven, four ring hob and extractor over, sink and drainer unit with mixer tap, double glazed window to rear elevation, UPVC double glazed door to side, tiled flooring, inset down lighters and tiling to splashback areas



Accommodation on the First Floor

Landing

With ceiling light point and doors off to

Bedroom One to Front

11' 10" x 7' 7" (3.63m x 2.33m) With UPVC double glazed bay window to front elevation, fitted mirrored wardrobes, wall mounted radiator and ceiling light point



Bedroom Two to Rear

11' 0" x 9' 10" (3.36m x 3.02m) With UPVC double glazed window to rear elevation, laminate flooring, wall mounted radiator and ceiling light point



Bedroom Three to Front

6' 8" x 6' 3" (2.04m x 1.91 m) With UPVC double glazed window to front elevation, laminate flooring, wall mounted radiator and ceiling light point

Four Piece Family Bathroom to Rear

6' 9" x 6' 2" (2.08m x 1.88m) Being fitted with a four piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin and shower cubicle, obscure double glazed window to rear, tiling to water prone areas, laminate flooring, extractor fan and spot lights to ceiling



Rear Garden

Being mainly laid to lawn with paved patio, shrub borders, fencing to boundaries and paved pathway to rear to partially converted garage

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor

