

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED DORMER BUNGALOW
- \* FOUR DOUBLE BEDROOM
- \* SPACIOUS LIVING ROOM
- \* ADDITIONAL CONSERVATORY ROOM
- \* MODERN FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* MODERN FAMILY SHOWER ROOM
- \* OFF ROAD PARKING TO FRONT
- \* LOW MAINTENANCE REAR GARDEN
- \* HIGH SPEC THROUGHOUT
- \*



107 Templeton Road, Birmingham, B44 9DA, Offers in excess of £270,000

This is a lovely four double bedroom dormer bungalow that has many wonderful modern features throughout. Benefiting from double glazing and gas central heating (both where specified). The spacious interiors include entrance hall, stylish family lounge with double glazed double opening into conservatory, superb refitted modern styled kitchen leading into separate utility room with door onto patio. The property offers two ground floor bedrooms and modern fitted shower room. To the first floor are two further great sized double bedrooms. Outside is an excellent driveway to front offering parking spaces and to the rear is a well-manicured garden, with a patio to fore leading to lawn. To far rear is a very spacious garage along with further rear gated driveway. This property offers so much and needs to be viewed to appreciate size, quality and location. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed via block paved driveway to front allowing off road parking for multiple cars along with door into;

**HALLWAY: 11'7 max, 3'0 min x 6'1** : A spacious welcoming hallway with stairs to first floor, cupboard space, radiator and doors into;

**LIVING ROOM: 11'4 max, 10'2 min x 14'9** : A great size living area with fire surround and fire, radiator, double glazed sliding doors to conservatory.

**KITCHEN: 11'3 x 7'7:** Modern fitted kitchen with drawer, base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, integrated dishwasher, electric hob, tiling to splashback, radiator along with door into;

**SEPARATE UTILITY: 7'2 max, 2'11 min x 10'9 max, 6'11 min** : Space and plumbing for washing machine and dryer along with space for fridge freezer and double glazed door to side and front.

**CONSERVATORY: 11'6 x 7'3** : Double glazed windows to rear and side.

**BEDROOM ONE: 11'4 x 11'11:** A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO: 9'2 x 16'1 max, 14'0 (wardrobe):** A further good size double bedroom with built in wardrobe system, double glazed window and radiator.

**LANDING: 3'0 X 3'7** : Double glazed window to side and doors into;

**BEDROOM THREE: 6'11 x 11'3:** A further good sized double bedroom on the ground floor, double glazed window to front and radiator.

**BEDROOM FOUR: 8'11 x 8'9** : A final spacious double bedroom, double glazed window to side and radiator.

**SHOWER ROOM: 7'7 x 4'5** : Beautiful modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to side.

**REAR GARAGE: 14'2 x 17'5** : Up and Over garage door, ceiling light and power points. Accessed to the rear via communal driveway.

**REAR GARDEN:** A good size low maintenance garden with paved patio area and lawn with fencing to borders.

**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:** C

**VIEWING:** Recommended via Acres on 0121 358 6222.

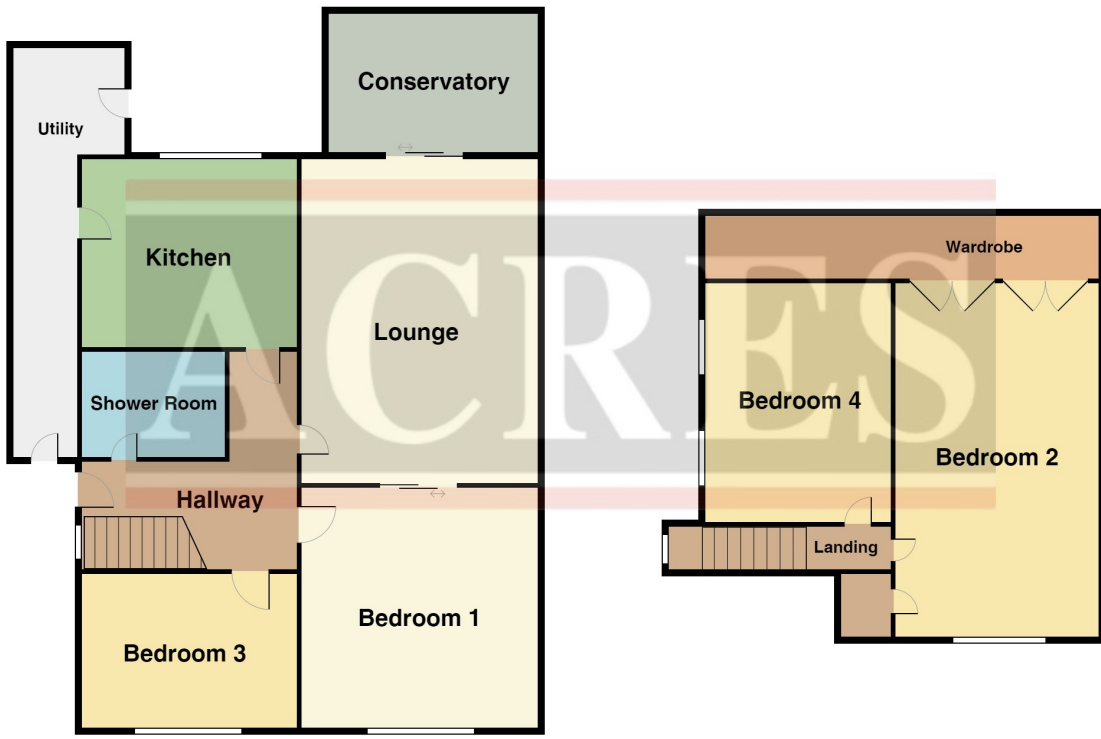


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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, BIRMINGHAM B44 9DA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 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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