

ACRES

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- * MODERN SEMI DETACHED HOME
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * MODERN OPEN PLAN KITCHEN/DINER
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING & SINGLE GARAGE
- * LARGE LOW MAINTENANCE REAR GARDEN
- * HIGH SPEC THROUGHOUT
- * PRIME LOCATION
- * IDEAL FIRST TIME BUY



240 Tyndale Crescent, Birmingham, B43 7HU - Offers in excess of £260,000

CALLING ALL FIRST TIME BUYERS! Looking for something to drop your furniture in and live happily ever after, look no further! This is a lovely property located in a prime position on the Pheasey Estate offering stunning internal finishing throughout! Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch leading into hallway, generous living room to front and open plan with modern re-fitted kitchen / diner and door out onto patio / garden to rear. To the first floor is a landing with access into loft plus two double bedrooms, one single bedroom and family bathroom with white suite. Outside is a driveway with parking space for multiple cars with side access leading to single garage front and to the rear is a patio to fore with steps leading to a low maintenance lawned garden. This is a very popular road so an early viewing is highly recommended! **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via driveway offering off road parking along with side access to single garage front along with door leading into;

PORCH: 8'4 X 2'5 : Double glazed windows and door with door into;

HALLWAY: 5'5 max, 2'8 min x 12'6 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 10'10 max, 9'9 min x 15'11 (bay) 12'6 min : A great size well presented living area with radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 16'9 max, max, 15'5 min x 10'3 : Modern open plan fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiled flooring, space and plumbing for washing machine, radiator and double glazed double doors to rear garden along with dining space.

LANDING: 2'8 x 6'3 : Access to loft and doors into;

BEDROOM ONE: 9'7 max, 8'5 min x 12'11 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10'9 x 10'3 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'11 max, 4'7 min x 9'5 : A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 5'8 x 6'9 : Modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size well presented garden with paved patio area to fore with further access into garage along with steps leading to lawn with fencing to borders.

GARAGE: *(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.

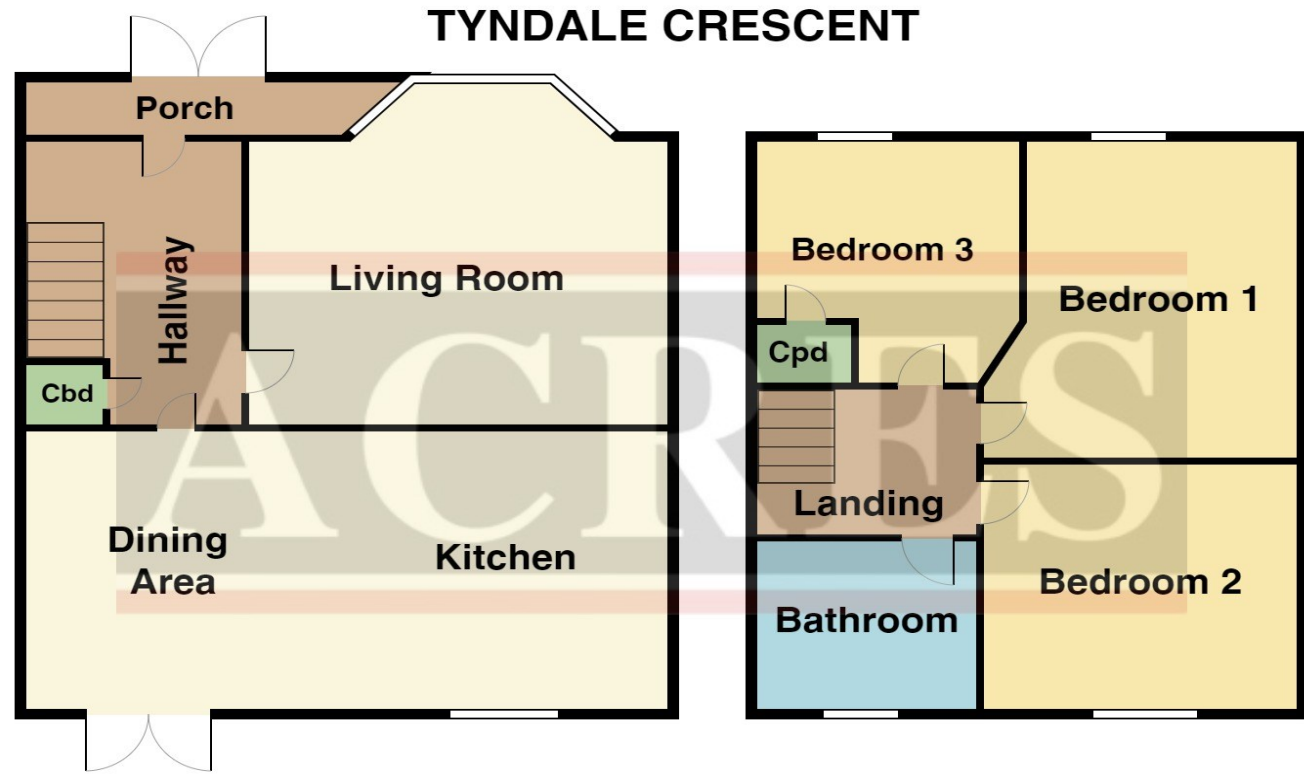
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	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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