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254 Tyndale Crescent, Birmingham, West Midlands. B43 7HU

Offers in the region of £240,000 Leasehold

FOR SALE



## PROPERTY DESCRIPTION

\*\*\*WELL MAINTAINED SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME\*\*\*POPULAR PHEASEY ESTATE GREAT BARR\*\*\*THREE GENEROUS BEDROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*KITCHEN\*\*\*FAMILY SHOWER ROOM\*\*\*AMPLE WELL ESTABLISHED REAR GARDEN\*\*\*GARAGE\*\*\*DRIVEWAY\*\*\*NO UPWARD CHAIN\*\*\* A fantastic opportunity to purchase this well maintained, spacious; semi detached family home situated on the ever popular Pheasey Estate in Great Barr. Within easy reach of sought after primary and secondary schooling, amenities and transport links. In need of some updating with accommodation in brief comprises, enclosed entrance porch, entrance hallway, two reception rooms, kitchen, three generous bedrooms and shower room. Outside is a substantial, well established garden, driveway and garage to the side. This property benefits from having 'NO UPWARD CHAIN'. This property is leasehold with approximately 930 years remaining, ground rent is approximately £9 per annum ground rent.

## FEATURES

- NO UPWARD CHAIN
- WELL MAINTAINED SEMI DETACHED FAMILY HOME
- POPULAR PHEASEY ESTATE GREAT BARR
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- SHOWER ROOM
- GOOD SIZE WELL ESTABLISHED REAR GARDENS
- GARAGE
- DRIVEWAY



## ROOM DESCRIPTIONS

### Approach

Approached via a driveway to the front and shared driveway to the side, door giving access to an enclosed porch and further door giving access to the accommodation.

### Entrance Hallway

Having stairs rising to the first floor and door giving access to:-

### Dining Room

3.29m x 3.40m (10' 10" x 11' 2")

### Lounge

3.35m x 4.49m (11' 0" x 14' 9")

### Kitchen

1.71m x 3.35m (5' 7" x 11' 0")

### Landing

Having doors giving access to all upstairs rooms.

### Bedroom

2.98m x 3.39m (9' 9" x 11' 1")

### Bedroom

3.31m x 3.34m (10' 10" x 10' 11")

### Bedroom

2.42m x 2.85m (7' 11" x 9' 4")

### Bathroom

1.74m x 2.11m (5' 9" x 6' 11")

### Rear Garden

Having a patio area with the rest laid to lawn with borders housing mature shrubs and gated side access.

### Garage

Detached to side.

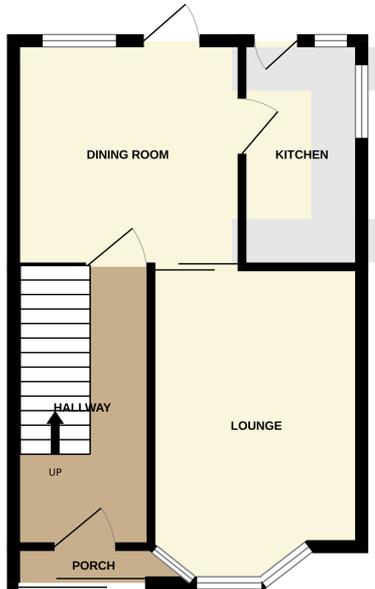




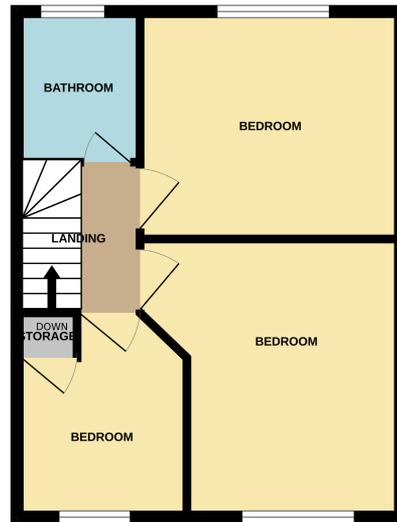


# FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	