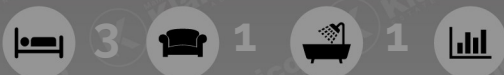


Templefield Gardens,



£240,000



## Templefield Gardens,

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Double Glazing
- Reception Room
- Garden
- Gas Central Heating
- Ideal Family Home

**Tenure: Freehold**  
**Council Tax Band: B**

Welcome to Templefield Gardens, Birmingham - a charming semi-detached house with great potential! This well-designed property boasts a spacious 739 sq ft of living space, perfect for a family looking for a new home. With 1 reception room, 3 bedrooms, and 1 bathroom, there's plenty of room for everyone to enjoy.

One of the standout features of this property is the parking space for 2 vehicles, with the added potential to have a lockable garage - ideal for those in need of extra storage or a secure space for their vehicles. The well-lit interiors create a warm and inviting atmosphere throughout the house, making it a delightful place to call home.

Built between 1990-1999, this house combines modern amenities with a touch of character. The spacious rooms offer flexibility for various living arrangements, ensuring comfort and functionality for all residents. Whether you're looking to relax in the cosy reception room or unwind in one of the bright bedrooms, this property has something for everyone.

Don't miss out on the opportunity to make this house your own - Templefield Gardens is waiting to welcome you home!

### Reception

4.86m x 4.48m (15'11" x 14'8")

Double glazed window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

### Dining Room

3.27m x 2.18m (10'9" x 7'2")

Double glazed door to rear, carpet flooring, ceiling light, skirting, wall mounted radiator

### Kitchen

3.27m x 2.20m (10'9" x 7'3")

Double glazed window to rear, double glazed door to side, Lino flooring, splashback tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap

### Bedroom 1

2.88m x 4.48m (9'5" x 14'8")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

3.21m x 2.08m (10'6" x 6'10")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

2.00m x 2.30m (6'7" x 7'7")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

1.94m x 2.46m (6'4" x 8'1")

Privacy double glazed window to rear, carpet flooring, wall tiles, bathtub with separate taps, shower unit, pedestal wash with separate taps, extractor fan, wall mounted radiator

### Garden

Well designed garden, garden slabs, privacy from rear, Fence panels to boundaries, patio area, Hedge shrubs

## Directions



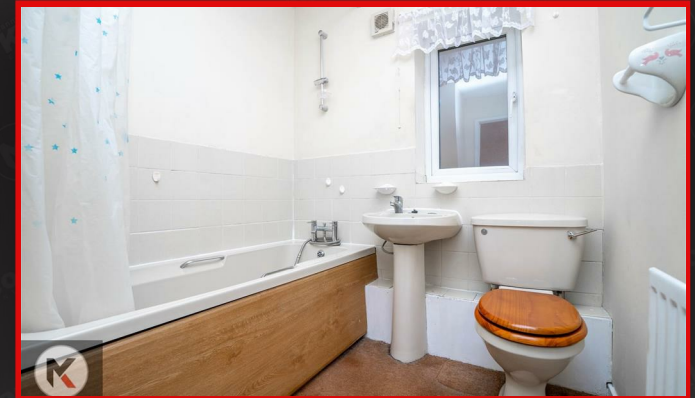


## Templefield Gardens,





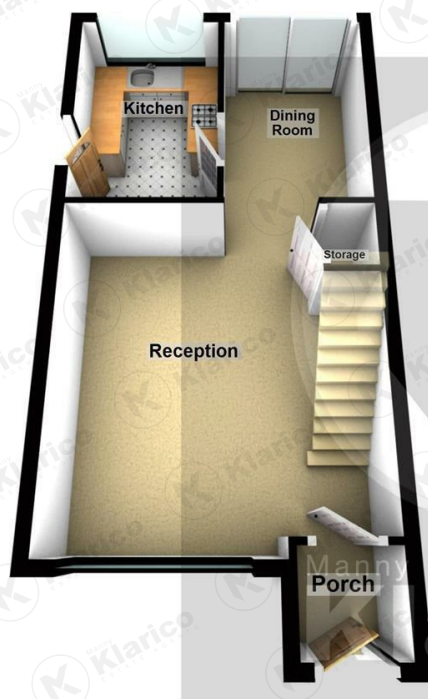
## Templefield Gardens,







Ground Floor



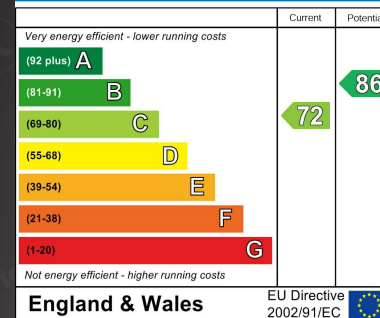
First Floor



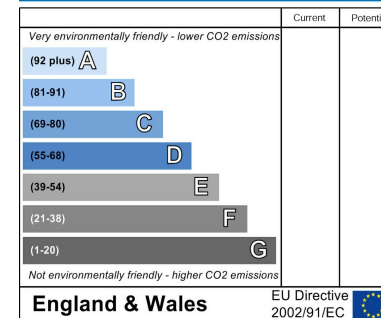
Total area: approx. 68.6 sq. metres (738.7 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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