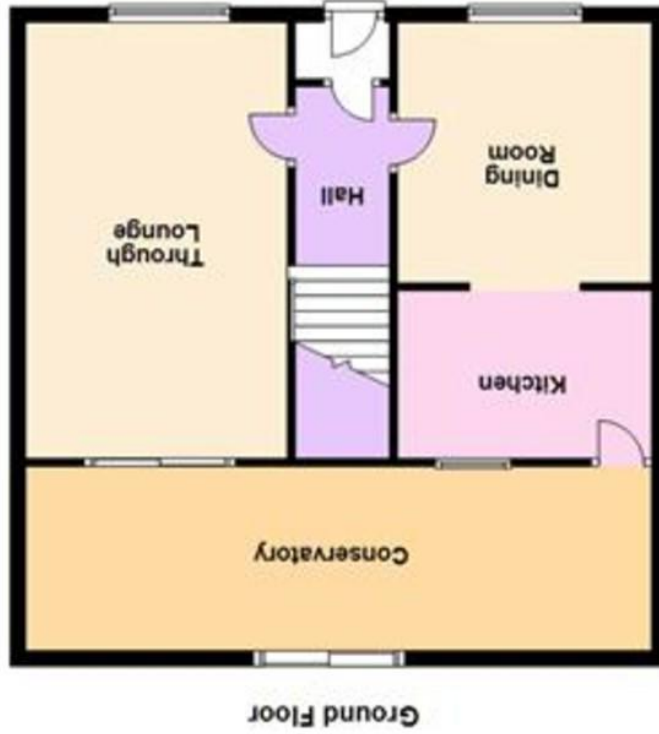
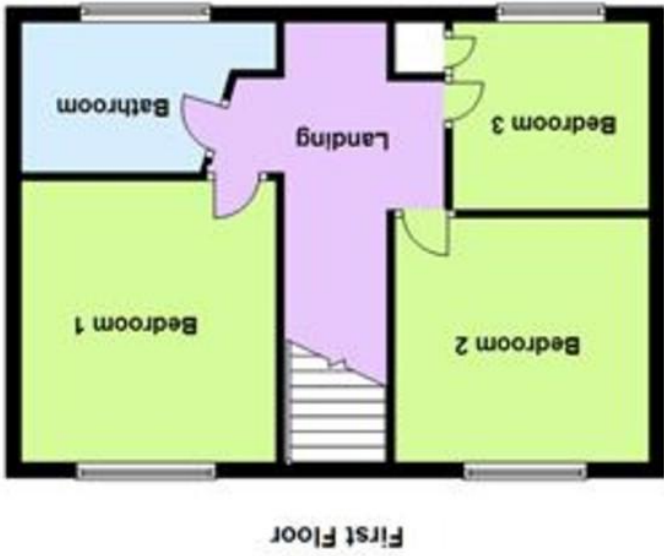
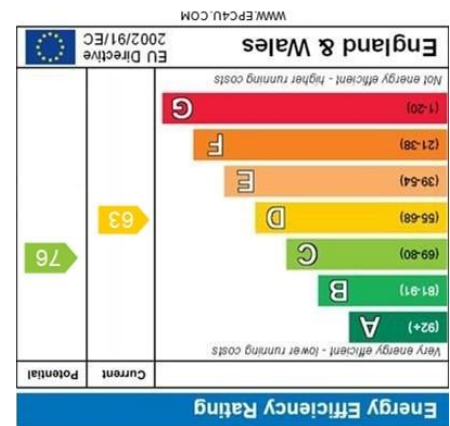


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- DOUBLE GARAGE
- LARGE CONSERVATORY
- PRIME LOCATION

Tanhouse Avenue, Great Barr,
Birmingham, B43 5AG

Auction Guide Price
£165,000



Property Description

For sale by Modern Method of Auction: Starting Bid Price £175,000 plus Reservation Fee.

Introducing a charming 3-bedroom semi-detached property available for sale in a peaceful location, ideal for families and couples alike. The area boasts local amenities, green spaces, and schools within close proximity, making it a desirable place to reside.

A light-filled double garage welcomes you home, providing ample storage and parking. Upon entering, you are greeted by two inviting reception rooms. The first is a good-sized living room, spacious enough for relaxation and entertainment, whilst the second is a huge conservatory, perfect for enjoying the surrounding views or serving as an additional living space.

The property features a modern kitchen equipped with state-of-the-art appliances and sleek granite countertops, offering an enjoyable cooking experience. There is also a dedicated dining area, perfect for hosting dinner parties or enjoying family meals.

The home offers three well-appointed bedrooms, two of which are double rooms. All bedrooms benefit from an abundance of natural light, creating a serene and comfortable environment for rest. The property is served by a single bathroom fitted with a luxurious Jacuzzi shower, adding an extra touch of indulgence to your daily routine.

In conclusion, this property offers an ideal balance of comfort and convenience. With its unique features and prime location, it represents a fantastic opportunity for those looking for their dream home. Don't miss out on this exceptional opportunity.

PORCH Ceiling light, vinyl flooring.

LIVING ROOM 18' 10" x 10' 0" (5.74m x 3.05m) Ceiling light point, radiator, window to front, carpeted, gas fire, patio door to conservatory, two wall lights.

DINING ROOM 11' 0" x 9' 2" (3.35m x 2.79m) Window to front, laminate flooring, ceiling light point and radiator, under stairs storage cupboard.

KITCHEN 12' 6" x 7' 4" (3.81m x 2.24m) Tiled, wall and base units, sink, free-standing gas cooker, granite work tops, extractor fan, radiator, ceiling light point, space for washing machine, window and door to conservatory.

CONSERVATORY 17' 6" x 6' 6" (5.33m x 1.98m) Tiled, patio doors to rear garden, windows surrounding.

FIRST FLOOR LANDING Having loft access and window to rear of the property, ceiling light point.

BEDROOM ONE 12' 10" x 9' 2" (3.91m x 2.79m) Window to front, radiator, ceiling light point.

BEDROOM TWO 10' 0" x 9' 6" (3.05m x 2.9m) Built-in wardrobe, ceiling light point, radiator, window to rear, carpeted.

BEDROOM THREE 9' 0" x 7' 0" (2.74m x 2.13m) Ceiling light point, laminate flooring, window to rear, radiator and storage cupboard housing boiler.

BATHROOM Laminate flooring, toilet, radiator, free-standing shower, sink with cabinet under, tiled, spotlights.

REAR GARDEN Decking area, paved area, steps leading down, pond.

GARAGE (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Sandwell

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE and Three.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 33 Mbps. Highest available upload speed 7 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.



Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit, you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.