

Grove.

FIND YOUR HOME



12 Tanglewood Close
Birmingham,
B32 1RG

Offers In The Region Of £200,000



On Tanglewood Close, Quinton, Birmingham, this property benefits from convenient access to local amenities, schools, and parks, ensuring that all essential services are within easy reach. The area is well-connected to public transport, making commuting to Birmingham city centre.

The property comprises of a slabbed driveway, with access into the garden via a gate and door into the property. Inside is an entrance hall, with doors into the kitchen and reception room. The reception room overlooks the rear garden, which is easily maintained. Upstairs are two bedrooms and a family bathroom.

With its inviting layout and prime location, this end terrace house is not to be missed. JH 07/11/2025







Approach

Via slabbed driveway with side lawn, double glazed obscured front door into entrance hall.

Entrance hall

Central heating radiator, fuse box, stairs to first floor accommodation, door to kitchen and living area.

Kitchen 6'10" x 8'10" (2.1 x 2.7)

Double glazed bow window to front, vertical central heating radiator, wall and base units, square top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, sink with mixer tap and drainer, central heating boiler.

Lounge 12'9" x 13'9" (3.9 x 4.2)

Double glazed window to rear, double glazed door to rear, central heating radiator, feature fire with surround, door to under stairs storage.

First floor landing

Double glazed obscured window to side, loft access, doors into two bedrooms and bathroom.

Bathroom

Double glazed obscured window to rear, vertical central heating radiator, w.c., bath with electric shower over, pedestal wash hand basin.

Bedroom one 9'2" x 9'10" (2.8 x 3.0)
Double glazed window to front, central heating radiator, door to cupboard with stair bulk in, sliding doors to built in wardrobe.

Bedroom two 11'5" x 7'6" (3.5 x 2.3)
Double glazed window to rear, central heating radiator.

Garden
Decked area with slatted steps to stone chippings, variety of shrubs, gate to side access and shed.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is C

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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