

property details **approval form**

6 Tintern Villas, Birmingham, West Midlands, England, B12 8HW

Date: 14 November 2024

Property Ref and Version: HBN110352 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £190,000.

Tenure: Freehold

>> **key features**

- > Three-bedroom Victorian terraced property
- > Front reception room
- > Rear reception room
- > Fitted kitchen.
- > Bathroom
- > Yard area
- > Garage
- > Ideal first-time buyers purchase or a great family home.
- > EPC Rating: E

>> **short description**

**** THREE-BEDROOM VICTORIAN TERRACED PROPERTY ** FRONT RECEPTION ROOM ** REAR RECEPTION ROOM ** FITTED KITCHEN ** BATHROOM ** YARD AREA ** GARAGE ** CLOSE TO LOCAL AMENITIES ** GREAT TRANSPORT LINKS ** IDEAL FIRST TIME BUYERS PROPERTY OR A GREAT FAMILY HOME ****

>> **long description**

This three-bedroom terraced property is conveniently situated in the popular location of Balsall Heath, close to local amenities. The property is a short commute to the popular Cannon Hill Park/MAC, Warwickshire County Cricket Ground, excellent amenities at Moseley, as well as regular transport services along Bristol Road and Pershore Road.

The property is situated in a convenient residential location near to the Stoney Lane, having access to local amenities such as schools, shops, and restaurants. It offers excellent travel links to Solihull, Birmingham City Centre, and the motorway network. This would be an ideal purchase for families, landlords, investors, and first-time buyers.

The property comprises in more detail: On approach to the property is a gated fore garden, entrance, front reception room, rear reception room, fitted kitchen, lobby, family bathroom. Stairs ascend from the rear reception room to the upper floor accommodation offering three bedrooms. The property has a rear yard area giving access to the garage providing off road parking.

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>> room description

Agent Note

The council tax band is A.

Front Garden

Paved fore garden with low wall boundary.

Front Reception Room

13' 2" x 11' 2" (4.01m x 3.40m)

Double glazed bay window to front aspect, gas fire and central heating radiator.

Rear Reception Room

14' 2" x 11' 2" (4.32m x 3.40m)

Double glazed window to rear aspect, gas fire and central heating radiator.

Kitchen

10' 8" x 6' (3.25m x 1.83m)

Double glazed window to side aspect, fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink/drainage, gas hob and electric oven, plumbing for washing machine, space for fridge freezer, wall mounted boiler and door to lobby.

Lobby

With storage cupboard and access doors to bathroom and rear yard area.

Bathroom

Double glazed window to side aspect, part tiled splashbacks, WC, bath with shower over, wash hand basin and central heating radiator.

Landing

Stairs to two bedrooms and loft access.

Bedroom One

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

Double glazed window to front aspect and central heating radiator.

Bedroom Two

11' 2" x 8' 2" (3.40m x 2.49m)

Double glazed window to rear aspect and central heating radiator.

Bedroom Three

10' 8" x 6' (3.25m x 1.83m)

Double glazed window to rear aspect and central heating radiator.

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>> **room description**

Rear Yard Area

Paved with gate to rear.

Garage

Accessed via a service road with double doors, light, double glazed windows to side and door to yard area.

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>> property images



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T 0121 427 3264 E harborne@shipways.co.uk

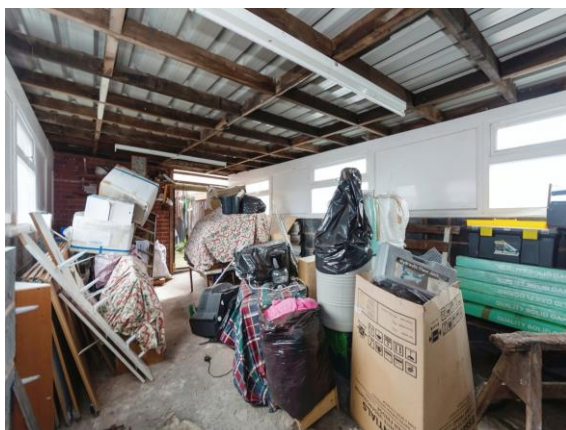
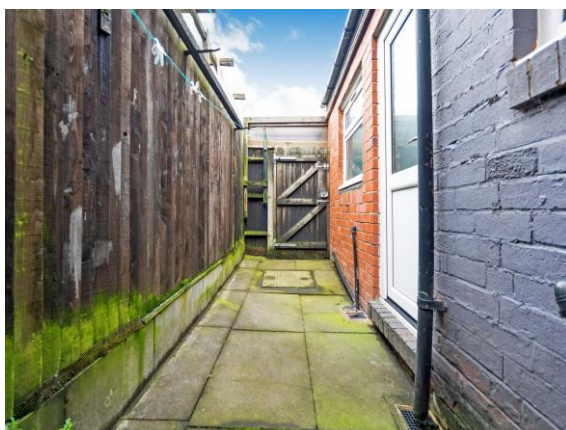
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

| | Signature | Date |
|--------------------------------|------------------|-------------|
| Winsome Halsall | | |
| Mr & Mrs P.R. Sohal | | |

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