



Tangmere Drive,
Birmingham, B35 7PX

Guide Price £180,000

This is a superb mid terraced property that is ideally located for many amenities including shops, schools and public transport and road links.

The interiors are excellent and include the following a welcoming entrance hall, large open plan lounge/dining room, fitted kitchen and lean to conservatory.

To the first floor are three excellent bedrooms and a bathroom with white suite.

Outside is a fore garden and parking space and to the rear is an easy maintenance garden, outhouse and rear garage.

An early viewing is essential to appreciate, size and quality and location.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Lounge 12' 5" x 9' 10" (3.78m x 2.99m)

Dining Area 13' 2" x 9' 6" (4.01m x 2.89m)

Kitchen 13' 1" x 6' 9" (3.98m x 2.06m)

Lean-to/Conservatory 16' 0" x 5' 5" (4.87m x 1.65m)

Bedroom 1 13' 4" x 9' 8" (4.06m x 2.94m)

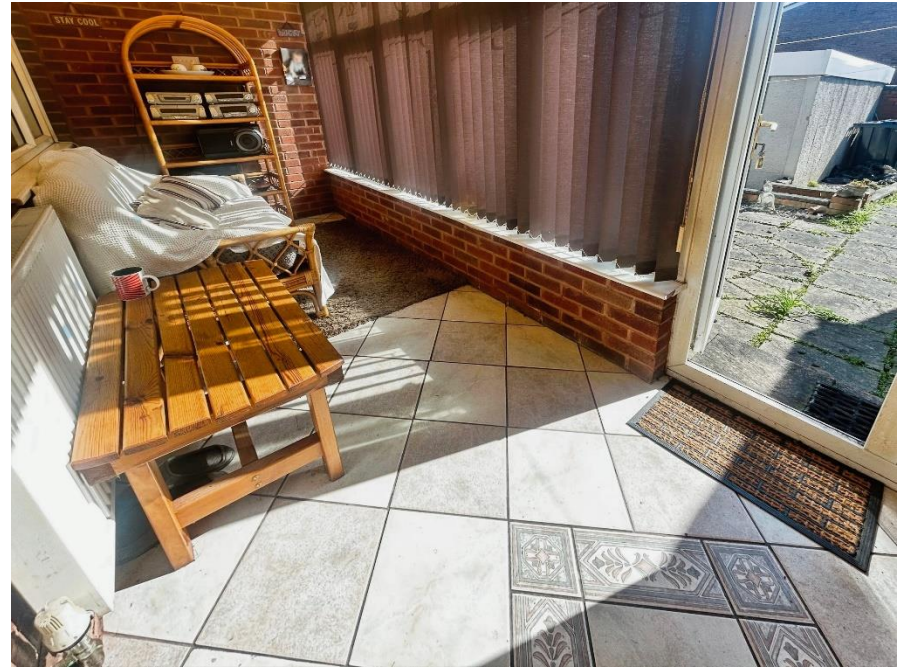
Bedroom 2 10' 2" x 9' 3" (3.10m x 2.82m)

Bedroom 3 10' 4" x 6' 10" (3.15m x 2.08m)

Bathroom

Garage



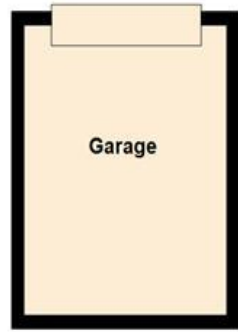


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor

Garage



First Floor

Bedroom 2

Bathroom

Wardrobe

Landing

Bedroom 1

Bedroom 3



The floor plan shows a rectangular layout. At the top is a light blue area labeled 'Lean-to/Conservatory'. Below it is a large green area labeled 'Dining Area'. To the right of the Dining Area is a purple area labeled 'Kitchen'. Below the Dining Area is a large pink area labeled 'Lounge'. To the right of the Lounge is a yellow area labeled 'Hallway', which contains a staircase icon. The plan includes several door arcs indicating openings between the rooms.

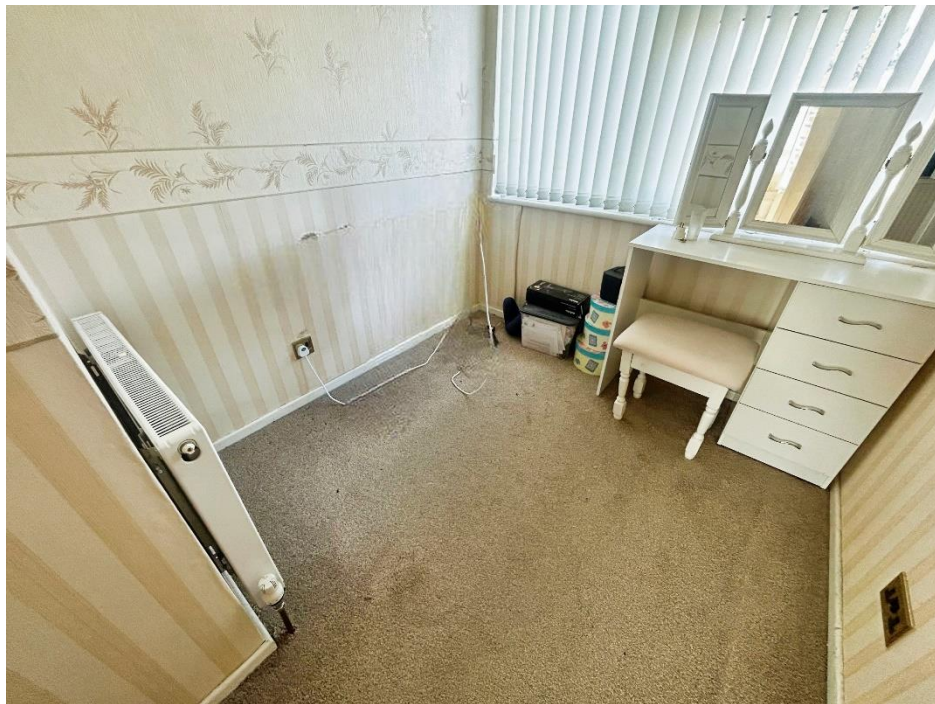


Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 21st March 2025