



Tomlinson Road, Birmingham





Property Description

Burchell Edwards Castle Bromwich are delighted to offer this traditional three bedroom semi-detached property situated in the heart of Castle Bromwich (B36).

Offered with NO UPWARD CHAIN and briefly comprising of a lounge, dining room, kitchen, a family shower room and three bedrooms (two of which are double in size).

Upon arrival you will discover the property benefits from off-road parking by-way-of a driveway and to the rear there is a garage. Private gardens can also be found to the front and rear too.

Its' location is a key factor when considering this property as it is sat amongst many local amenities/shops and within close proximity of many transport links including Lea Hall and Water Orton Railway Stations.

The property may be in need of some modernisation but offers plenty of space, carrying a beautiful natural light throughout. Located in popular area for school catchments and easy access to the M6/M42 Motorways.

Viewings are essential to gain a sense of the space and accommodation available.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to 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 complete an identification process with

iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Door to front elevation, double glazed windows to front and side elevations, storage cupboard and carpet.

Lounge

14' 3" not into bay x 10' 4" (4.34m not into bay x 3.15m)
Double glazed bay window to front elevation and carpet.

Dining Room

10' 10" x 9' 4" (3.30m x 2.84m)
Patio doors and window to rear elevation and wooden flooring.

Kitchen

10' 8" x 7' 8" (3.25m x 2.34m)
Double glazed door to side elevation, double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring, tiling to splash prone areas and spotlights.

Landing

Window to side elevation, two loft hatches and carpet.

Bedroom One

14' 9" not into bay x 9' 5" (4.50m not into bay x 2.87m)
Double glazed bay window to front elevation and vinyl flooring.

Bedroom Two

10' 10" x 9' 4" (3.30m x 2.84m)
Window to rear elevation and vinyl flooring.

Bedroom Three

8' 9" x 8' (2.67m x 2.44m)
Double glazed window to front elevation and exposed floorboards.

Bathroom

Shower cubicle, bath, wash hand basin, spotlights and vinyl flooring.

Seperate W.C

Window to side elevation, tiled flooring and W.C.

Front Garden

Driveway providing off road parking, lawned area and trees.

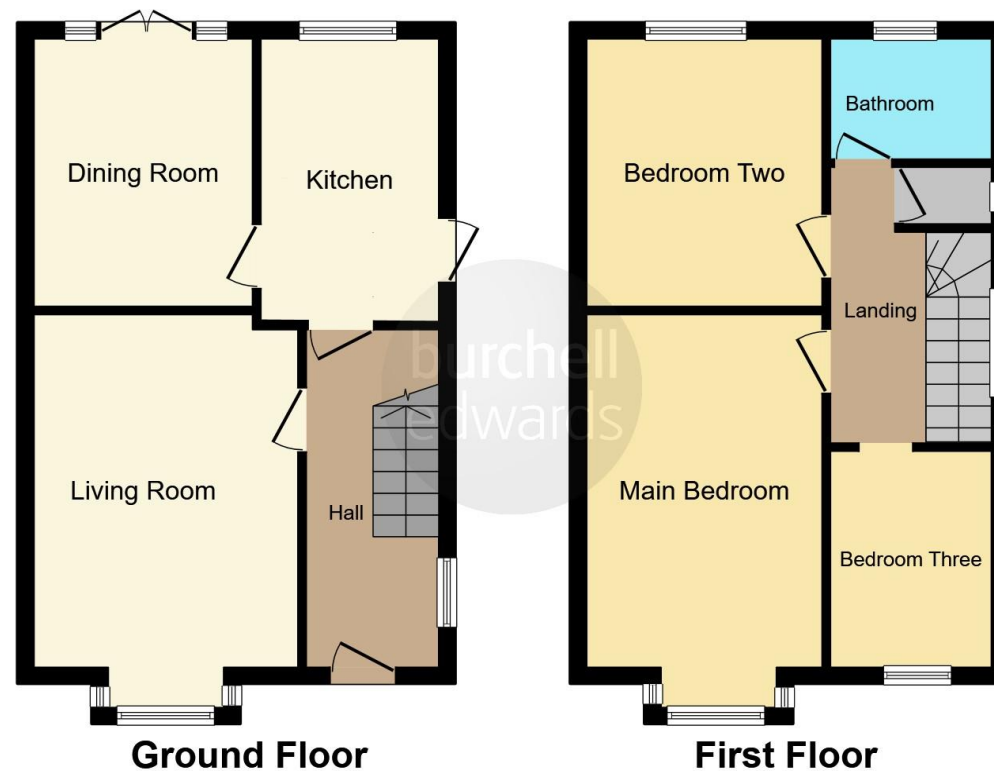
Rear Garden

Patio area, bushes, trees, shrubs and access to garage at rear.









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

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210501



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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