



# Tyndall Walk, Woodgate, Birmingham

2 Bedroom House - Terraced

**£130,000**



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An ideal first time purchase or investment property this deceptively spacious two bedroom mid terraced home briefly comprising on porch with storage cupboards, downstairs WC, lounge, kitchen/diner with range of wall and base units, two good sized bedrooms, large storage room and family bathroom with shower over bath. The property also benefits from double glazing, gas central heating, outside storage cupboard to rear and front and rear gardens.

#### Living Room

**4.82 x 3.06 (15'9" x 10'0")**

double glazed window to front

#### W/C

Ground floor W/C with hand wash basin

#### Kitchen/Diner

**5.86 x 2.82 (19'2" x 9'3")**

Modern kitchen/diner with a range of wall and base units, double glazed window and door to rear

#### Bedroom 1

**3.90 x 3.81 (12'9" x 12'5")**

double glazed window to rear

#### Bedroom 2

**3.74 x 3.06 (12'3" x 10'0")**

double glazed window to front

#### Bathroom

**1.83 x 1.90 (6'0" x 6'2")**

Tiled bathroom with white suite to include bath, W/C and hand wash basin, double glazed window to front

#### Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative. The vendor has advised that the property is of non standard construction and is Wimpey No Find Concrete Construction.

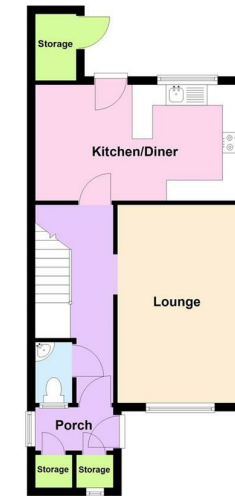
#### Viewings

Viewings are strictly by appointment only via Archer Bassett.

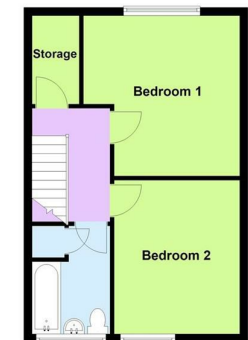
#### Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

**Ground Floor**  
Approx. 44.8 sq. metres (482.2 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 82.4 sq. metres (887.4 sq. feet)



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#### Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser.

Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	75
		EU Directive 2002/91/EC	