

Tamar Drive
Birmingham

burchell edwards

Tamar Drive
Birmingham B36 0SR

for sale
£160,000







Property Description

A fantastic opportunity to purchase this well-proportioned three-bedroom home, offering generous living space throughout and ideal for first-time buyers, growing families, or investors alike.

The property in brief compromises an entrance porch, hallway, lounge, kitchen/diner and a versatile second reception room with guest WC.

Upstairs, there are three bedrooms, alongside a family bathroom.

Externally, you will discover gardens to both the front and rear. Superbly located near local shops and amenities with great transport links into Birmingham City Centre and other popular destinations. An early viewing is highly recommended.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Entrance Porch

Double-glazed window to side elevation and tiled flooring.

Entrance Hallway

Ceiling light point, storage cupboard, central heating radiator and stairs to first floor accommodation.

Lounge

Double-glazed sliding patio doors to rear elevation. Carpet flooring, ceiling light point and feature fireplace. Central heating radiator, two wall lights.

Reception Room Two

Double-glazed windows to rear elevations. Double glazed uPVC door to side elevation leading to the garden, door to guest W.C. ceiling light points, feature fireplace, and carpet flooring.

Guest W.C

Double glazed opaque window to side elevation. W.C, wash hand basin, ceiling light point and vinyl flooring.

Kitchen/Diner

Double-glazed window to front elevation and door to rear elevation leading to the reception room two. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, extractor hood. Central heating radiator, ceiling light point, space and plumbing for appliance.

Landing

Double glazed opaque window to side elevation Loft access via hatch, airing cupboard, ceiling light point.

Bedroom One

Double glazed window to rear elevation, carpet flooring, two ceiling light points, storage cupboard, central heating radiator and fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation,

carpet flooring, ceiling light points and central heating radiator.

Bedroom Three

Double glazed window to rear elevation, carpet flooring, ceiling light points and central heating radiator.

Bathroom

Two double glazed opaque windows to front elevations, W.C, wash hand basin, bath with shower over, central heating radiator, ceiling light points and tiled walls.

Front Garden

Pathway, lawn area.

Rear Garden

Patio area, lawn area, trees and shrubs, fenced boundaries.



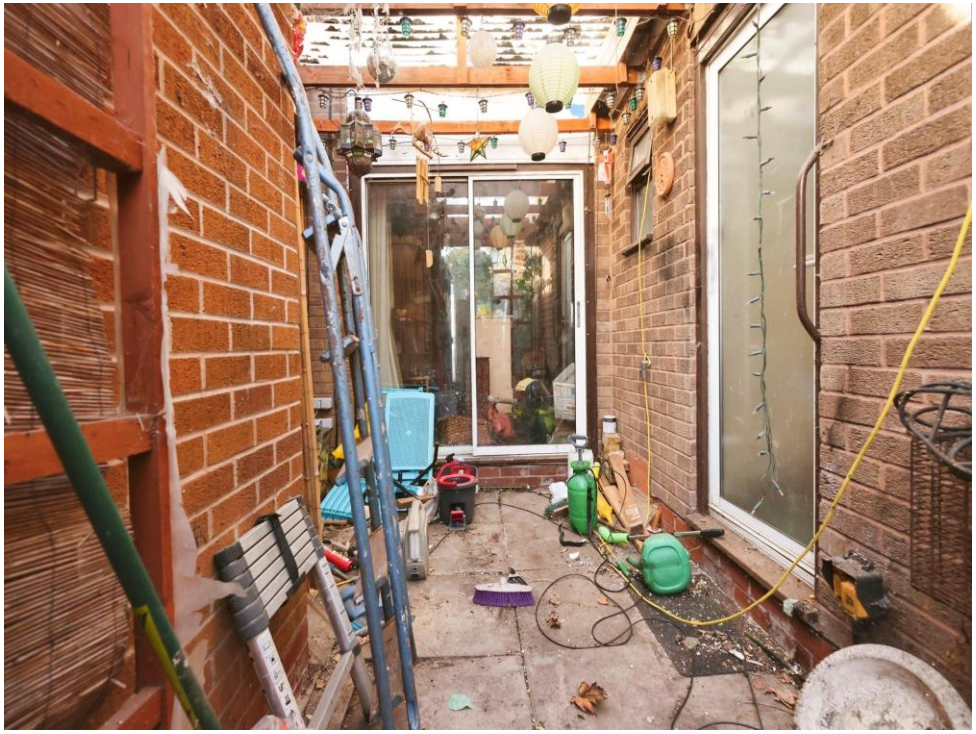




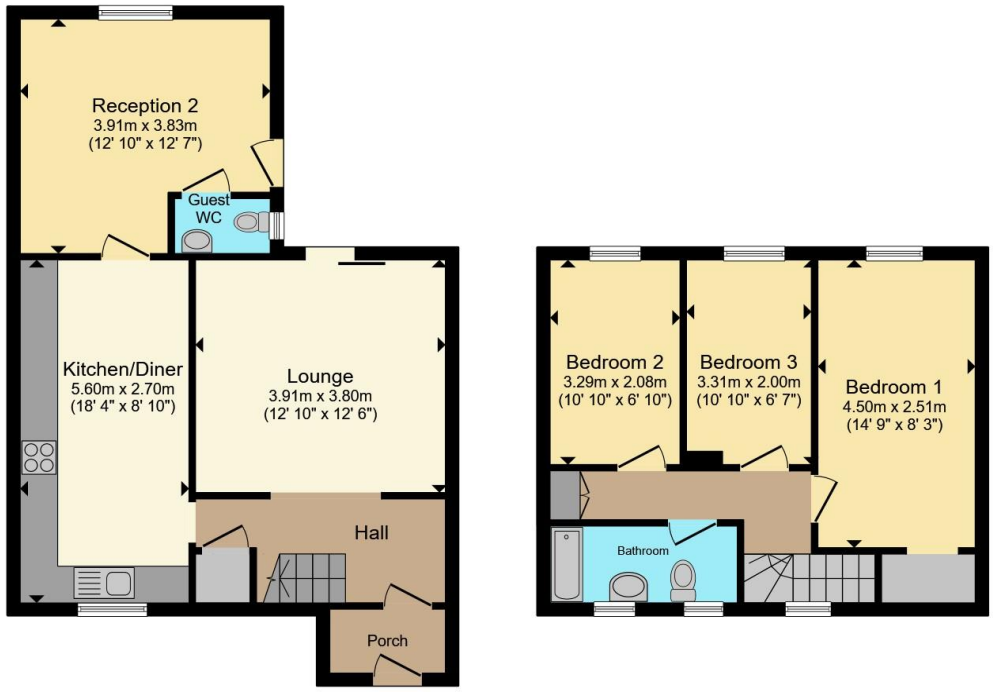












Ground Floor **First Floor**

Total floor area 94.0 m² (1,012 sq.ft.) approx

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.propertybox.io

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To view this property please contact Burchell Edwards on

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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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The Property Ombudsman

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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