

property details **approval form**

98 Tintern Road, BIRMINGHAM, West Midlands, B20 3HL

Date: 23 July 2026

Property Ref and Version: GRB112970 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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**

guide price £170,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Three Bedroom Mid-Terrace Property
- > Popular Location on Tintern Road
- > Near to Transport Links and Amenities
- > Two Reception Rooms
- > Offered with No Chain
- > EPC Rating: D

>> **short description**

OFFERED WITH NO CHAINTHREE BEDROOM MID-TERRACE PROPERTY***TWO RECEPTION ROOMS***FAMILY BATHROOM DOWNSTAIRS***LOW MAINTENANCE REAR GARDEN***VIEWING HIGHLY RECOMMENDED***

>> **long description**

This well presented three bedroom mid- terraced property is ideally situated on the popular Tintern Road, offering excellent access to local amenities, schools and transport links to Birmingham City Centre.

The property briefly comprises a welcoming and spacious lounge, leading onto a separate reception room providing either additional living space or dining space.

It also offers a good size kitchen with ample storage, with access to the rear garden and leading onto a family bathroom.

The first floor of the property boasts of three well proportioned bedrooms, including two generous size double bedrooms and a further single room.

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>> **directions**

>> **Agent Note**

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>> room description

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.

Agent Note

Council Tax Band is A.

Lounge

Double glazed window to front, gas fireplace and central heating radiator.

Dining Room

Double glazed window and central heating radiator.

Kitchen

Double glazed window, wall and base units, sink and drainer, six ring gas hob, integrated oven and central heating radiator.

Bedroom One

Double room, double glazed window and central heating radiator.

Bedroom Two

Double room, double glazed window and central heating radiator.

Bedroom Three

Single room, double glazed window and central heating radiator.

Bathroom

Double glazed frosted window, shower over bath, hand wash basin, wc and central heating radiator.

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Rear Garden

Paved with shed and gate to walkway at the rear.

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>> **room description**

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>> **property images**



Your Shipways office: 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN
T 0121 358 2281 **E** greatbarr@shipways.co.uk

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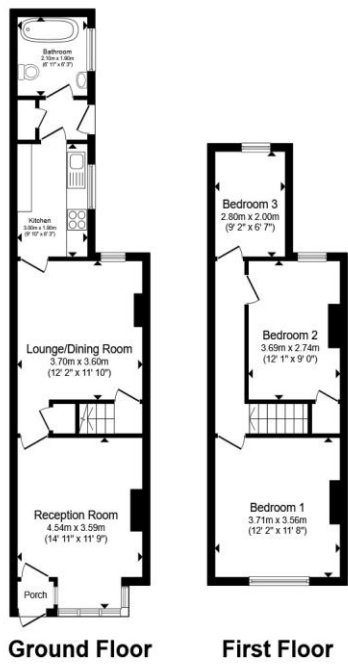
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>> floor plan



Total floor area 80.1 m² (862 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



>> approval

Signature		Date
Lauren Bennett		
Miss N. Begum		