

GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**7 Curlew Drive, Brownhills, West Midlands, WS8 6DY**

## **£230,000 Freehold Offers in Region of**

Bill Tandy and Company, Burntwood, are delighted to offer for sale this superbly presented and modern end terraced house located on a sought after development in Brownhills. One of the distinct features of the property is the superb range of facilities found within walking distance to the property with nearby walks along the adjacent canal. There is also a nearby supermarket, and there are great transport links nearby. The property itself, which provides a modern contemporary interior, comprises reception hall, guests cloakroom, lounge, open plan dining kitchen set to the rear, three first floor bedrooms one having an en suite shower room and bathroom. There is allocated parking to the rear and a rear garden, and viewings are strongly recommended.



### **RECEPTION HALL**

approached via a double glazed front entrance door with canopy porch and having tiled floor, radiator and doors open to:

### **RE-FITTED GUESTS CLOAKROOM**

having tiled floor following through from the hall, chrome towel rail and contemporary suite comprising vanity unit with inset wash hand basin and tiled surround and low flush W.C.

### **LOUNGE**

4.57m x 3.44m (15' 0" x 11' 3") having double glazed bow window to front, radiator and the feature and focal point of the room is the fireplace having marble style hearth and inset, wooden surround with mantel above and an inset gas fire. Door to:

### **INNER HALLWAY**

having stairs to first floor and door to:

### **OPEN PLAN DINING KITCHEN**

4.55m x 3.40m max (14' 11" x 11' 2" max) this superb open plan dining kitchen has double glazed window and French doors to rear garden, radiator, tiled floor, contemporary high gloss base cupboards and drawers with wooden preparation work tops above, tiled splashback surround, wall mounted storage units, inset stainless steel sink with drainer, inset Whirlpool double oven with four ring gas hob and extractor fan, spaces suitable for dishwasher, washing machine and fridge/freezer.

### **FIRST FLOOR LANDING**

having double glazed window to side, loft access and boiler cupboard providing useful storage and housing the Ideal boiler. Doors open to:



### **BEDROOM ONE**

3.53m x 3.08m (11' 7" x 10' 1") having double glazed window to rear, radiator and built-in double wardrobe. Door to:

### **RE-FITTED EN SUITE SHOWER ROOM**

2.46m x 1.37m (8' 1" x 4' 6") this tastefully updated en suite shower room has an obscure double glazed window to rear, chrome heated towel rail, tiled floor and a modern white suite comprising pedestal wash hand basin with tiled surround to full ceiling height, low flush W.C. and shower cubicle with aqua board surround and mains plumbed shower fitment with dual heads one of which is an overhead rainfall effect head.

### **BEDROOM TWO**

3.54m x 2.31m (11' 7" x 7' 7") having double glazed window to front and radiator.

### **BEDROOM THREE**

2.41m x 2.07m (7' 11" x 6' 9") having double glazed window to front and radiator.



### **OUTSIDE**

To the front of the property is a paved pathway leading to the front entrance door and side gate. To the rear of the property the garden enjoys a raised paved patio area, paved pathway/steps providing access to the garden beyond with shaped lawn and gravelled borders, storage shed, gate to parking area and gravelled surrounds. There is an allocated parking space to the rear.

### **AGENTS NOTE**

We understand there is a Service Charge for maintenance of the development in the sum of approximately £542 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

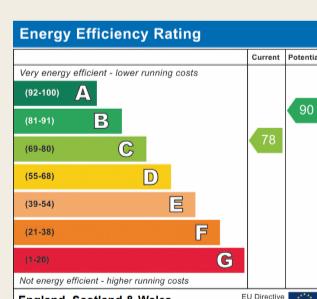
### **COUNCIL TAX**

Band C.

### **FURTHER INFORMATION/SUPPLIERS**

Drainage & Water – connected  
Electric and Gas – connected  
Phone – connected

For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>



### **TENURE**

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### **VIEWING**

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.