



DRAFT

11 Birch Avenue, Brownhills, Walsall, West Midlands, WS8

7JJ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

11 Birch Avenue, Brownhills, Walsall, West Midlands, WS8 7JJ

£210,000

Available with the benefit of no upward chain this delightfully presented end terraced family home occupies a charming setting within the popular and convenient residential area of Brownhills. With a lovely green aspect to the front, the property has a spacious reception hall which opens to two good reception rooms, with the lounge in particular being well proportioned and with a feature fireplace. The first floor boasts three bedrooms and a re-fitted shower room. Of particular note is the wonderfully large rear garden which offers lots of privacy and has been very well maintained over the years. Benefiting from UPVC double glazing and gas fired central heating, this charming traditional home is ideal for a first time buyer or investor purchaser.



RECEPTION HALL

approached via a UPVC double glazed entrance door with obscure leaded glazed insert and having stairs leading off and glazed door through to:

DINING ROOM

4.44m x 3.21m (14' 7" x 10' 6") having a central fireplace with natural stone surround and raised hearth housing a gas fire, coving, UPVC double glazed window to rear and glazed door to WALK-IN STORE CUPBOARD with double glazed window.

LIVING ROOM

5.20m x 3.10m (4.10m max into bay) (17' 1" x 10' 2" - 13' 5" max) approached via glazed double doors from the dining room and having centra feature stone effect fire surround with inset living flame coal effect gas fire, feature wood laminate flooring, walk-in UPVC double glazed bay window to front, coving, dado rail and double radiator.

LOBBY

accessed from the dining room and having doors to front and rear and further door to:

CLOAKROOM

having a W.C. and wall mounted gas central heating boiler.

KITCHEN

3.40m x 2.80m (11' 2" x 9' 2") having ample work surface space with base storage cupboards and drawers, wall mounted storage cupboards, single drainer sink unit with mixer tap, UPVC double glazed window to rear, extractor fan, space for gas or electric cooker, space and plumbing for washing machine, tiled flooring, and double glazed window to front.



GENEROUS FIRST FLOOR LANDING

having two UPVC double glazed windows to side and airing cupboard housing the pre-lagged hot water cylinder, linen shelving and timer for central heating.

BEDROOM ONE

4.20m x 3.00m max (13' 9" x 9' 10" max) having full height and width fitted wardrobes with central dressing table with drawers, UPVC double glazed window to front and radiator.

BEDROOM TWO

3.30m x 3.20m (10' 10" x 10' 6") having wardrobes with sliding doors, UPVC double glazed window to rear and radiator.

BEDROOM THREE

3.05m x 2.13m (10' 0" x 7' 0") having UPVC double glazed windows to front and side and radiator.

SHOWER ROOM

fully tiled and having a large walk-in corner shower cubicle with Triton shower fitment, close coupled W.C., vanity unit with wash hand basin with mixer tap and cupboard space below, radiator and UPVC obscure double glazed window to rear.



OUTSIDE

The property is set back off the road with a pleasant green aspect to the front and a double gated driveway providing parking for one car flanked by a foregarden, and a side pathway leading to the canopy porch. To the rear of the property is a wonderfully large rear garden having fenced perimeters, generous slabbed patio area, neatly tended lawns, useful timber sheds and outbuildings, greenhouse, useful cold water tap and external power points.

COUNCIL TAX

Band B.

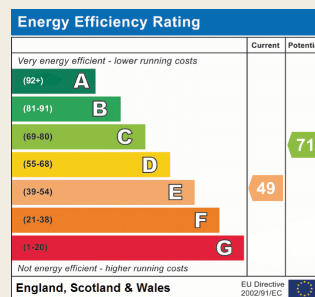
FURTHER INFORMATION/SUPPLIES

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



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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

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.

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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.
Made with Metropix ©2025

16 Cannock Road, WS7 0BJ
burntwood@billtandy.co.uk
Tel: 01543 670 055

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS