



**DRAFT**

3 Roundhill Way, Brownhills, Walsall, West Midlands, WS8  
7PW

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 3 Roundhill Way, Brownhills, Walsall, West Midlands, WS8 7PW

# £165,000

Bill Tandy are delighted to offer for sale this modern semi detached house located on Roundhill Way, Brownhills. The property offers superb scope to be modernised and benefits from no upward chain. The property comprises a reception hall, lounge opening into the dining room, kitchen and conservatory. To the first floor are three bedrooms and shower room. Externally parking is found to the front with a shared side access to a useful garage to the rear and a rear courtyard garden with further useful storage shed.



### RECEPTION HALL

approached via a UPVC opaque double glazed entrance door with matching side panels to either side and having ceramic tiled flooring, radiator with decorative cover, wooden framed opaque glazed circular porthole style window to side, ceiling light point, door to lounge and stairs to first floor.

### LOUNGE

3.82m x 4.85m (12' 6" x 15' 11") having UPVC double glazed bow window to front, ceiling fan/light point, radiator with decorative cover, wood effect flooring and a feature brick inglenook with inset raised electric flame effect fire. A small step leads up to:

### DINING ROOM

having a continuation of the wood effect flooring, ceiling fan/light point, radiator with decorative cover and wooden framed double glazed French doors out to the conservatory.

### KITCHEN

2.17m x 4m min 4.5m max (7' 1" x 13' 1") having tiled flooring, brick effect tiled splashbacks, wooden base units and drawers with wooden work surfaces above, matching wooden wall mounted units, space for range style gas cooker, space and plumbing for undercounter washing machine, tumble dryer and further space for free-standing fridge/freezer, inset Belfast sink with mixer tap, ceiling light point, UPVC opaque double glazed door to rear garden and UPVC opaque double glazed window to side.

### CONSERVATORY

having a continuation of the wood effect flooring, electric radiator, polycarbonate roof, ceiling fan/light point, opaque glazing to one side and double French doors out to the garden.



### FIRST FLOOR LANDING

wooden framed opaque glazed circular porthole style window to side, ceiling light point, radiator with decorative cover, loft access hatch, storage cupboard and doors to further accommodation.

### BEDROOM 1

2.84m x 3.43m (9' 4" x 11' 3") having wood effect flooring, built-in wardrobes to one wall, further built-in wardrobes with space for bed with over bed storage and bedside tables, UPVC double glazed window to front, ceiling light point and radiator with decorative cover.

### BEDROOM 2

2.85m max x 4.29m (9' 4" max x 14' 1") having wood effect flooring, UPVC double glazed window to rear, ceiling light point and built-in wardrobes with doors leading to a wooden framed spiral staircase which leads up to the loft space with light and power.

### BEDROOM 3

2.01m x 2.65m (6' 7" x 8' 8") having UPVC double glazed window to front, wood effect flooring, ceiling light point, radiator with decorative cover and built-in wardrobes with dressing table area.



### SHOWER ROOM

1.7m x 2.48m (5' 7" x 8' 2") having tiled floor and tiled walls, enclosed corner shower cubicle with mains plumbed shower unit with dual head rainfall effect and modern tiled splashback, low flush W.C., pedestal wash hand basin, radiator with decorative cover, ceiling light point, electric heated towel rail and UPVC opaque double glazed window to rear.

### OUTSIDE

To the front of the property is a driveway approach providing parking and a lawned front corner garden with hedged boundary. A shared drive leads down the side of the property giving access to the single garage at the rear. To the rear of the property is a fenced enclosed courtyard style garden with paved areas, raised borders, side gate access and rear appointed shed/workshop.

### GARAGE

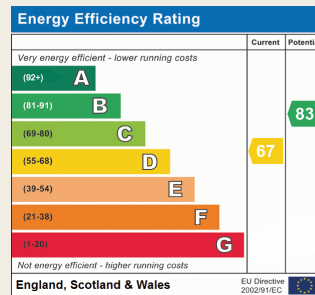
Set to the rear of the property accessed from a shared approach.

### COUNCIL TAX BAND B



### FURTHER INFORMATION/SUPPLIERS

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



### TENURE

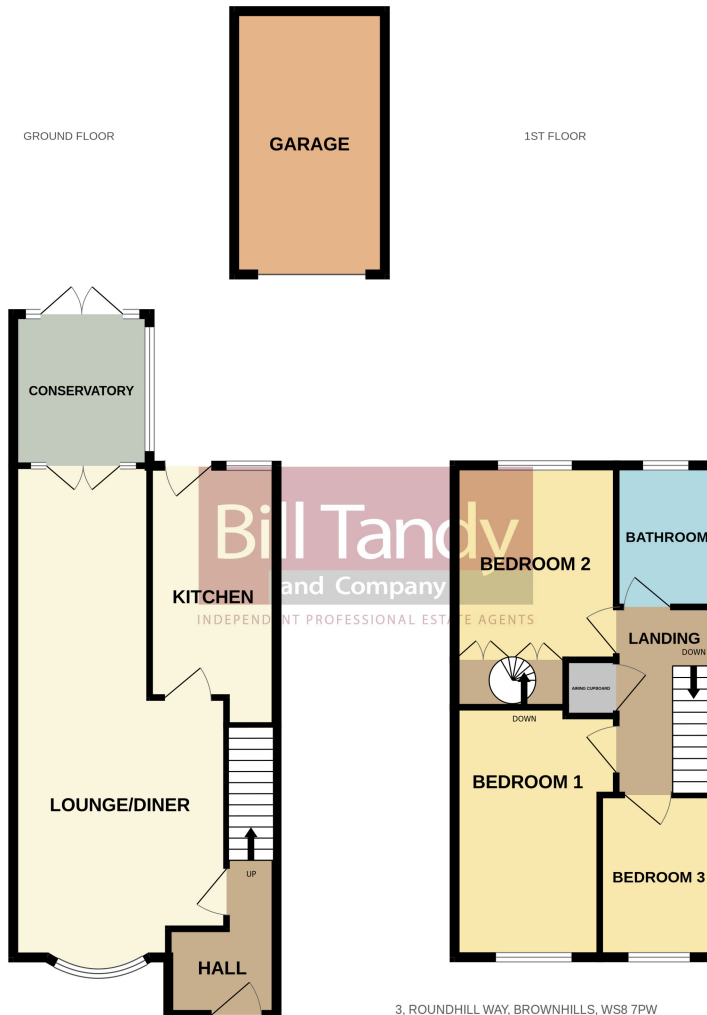
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



### 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.



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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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