



130 Hednesford Road, Brownhills, Walsall, West Midlands
, WS8 7LZ



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£220,000

Occupying a prime position on the Hednesford Road, this charming semi-detached home with two double bedrooms offers an exceptional blend of comfort and semi rural living. Boasting a spacious interior with two fantastic reception rooms along side an extended country kitchen this delightful property is perfect for first time buyers or young families but would suit anyone seeking a more serene lifestyle. The current owners have sympathetically modernised the property offering potential purchasers a ready to go country home with an abundance of off road parking and the rear garden which not only provides ample outdoor space but also directly backs onto the stunning Chasewater Country Park, offering endless opportunities for leisure and relaxation. Don't miss out on your chance to make this idyllic property your own.



ENTRANCE VESTIBULE

approached via a UPVC opaque double glazed front entrance door and having ceiling light point, hanging rail for coats and opening through to:

LIVING ROOM

3.6m max x 3.6m max (11' 10" x 11' 10") having traditional wooden flooring, two ceiling light points, Victorian style cast-iron radiator, UPVC double glazed bow window to front, coved ceiling and chimney breast housing the feature fireplace with solid fuel log burner, tiled hearth and plastered recess. A barn style iron runner sliding door opens to:

INNER HALL

offering access to the understairs storage cupboard and opening to:

DINING ROOM

3.60m x 3.60m (11' 10" x 11' 10") flooded with light from the twin UPVC double glazed windows either side of the decorative chimney breast and having ceramic tiled wood effect flooring, dado rail, modern central ceiling fan/light, radiator, coved ceiling, and having a door to the wooden staircase with central carpet runner rising to the first floor and opening through to:

COTTAGE STYLE KITCHEN

3.6m x 2.7m (11' 10" x 8' 10") having rustic stone tiled flooring, cottage style base units with wooden work surface, inset one and a half bowl sink and drainer with mixer tap, chequerboard style block tiled splashbacks, space and plumbing for washing machine, space for free-standing fridge/freezer, inset electric hob with Logic electric oven beneath, radiator, two ceiling light points, UPVC opaque double glazed door opening to the side and two UPVC double glazed windows overlooking the side and rear garden.



FIRST FLOOR LANDING

having ceiling light points, recessed downlights, loft access hatch and doors leading off to further accommodation.

BEDROOM ONE

3.60m x 3.60m (11' 10" x 11' 10") having traditional wooden flooring, ceiling light point, UPVC double glazed window to front, radiator and built-in over stairs wardrobe.

BEDROOM TWO

3.60m x 2.70m (11' 10" x 8' 10") having traditional wooden flooring, ceiling light point, radiator and UPVC double glazed window to rear overlooking Chasewater.

BATHROOM

2.70m x 2.00m (8' 10" x 6' 7") having non-slip wood effect flooring, floor to ceiling tiled walls, white suite comprising low level W.C., modern square pedestal wash hand basin and panelled bath with mains plumbed overhead shower, airing cupboard housing the combination boiler, ceiling light point, radiator and UPVC opaque double glazed window to rear.



OUTSIDE

The property is set back from the road with hedged screening and pebbledash driveway to the front and side providing parking for several vehicles and with double gates to the rear. To the rear is an enclosed rear garden with large pebble hardstanding area at the fore suitable for several more vehicles, a paved seating area to the side before the main lawned area, mature trees and shrubs and all backing onto Chasewater Country Park..

COUNCIL TAX

Band A.

FURTHER INFORMATION/SUPPLIERS

Drainage & Water – connected

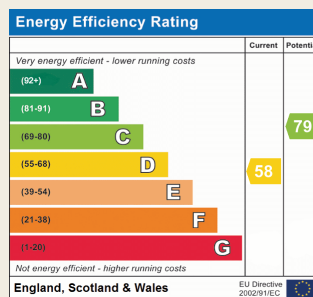
Electric and Gas – connected

Phone – connected

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

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.

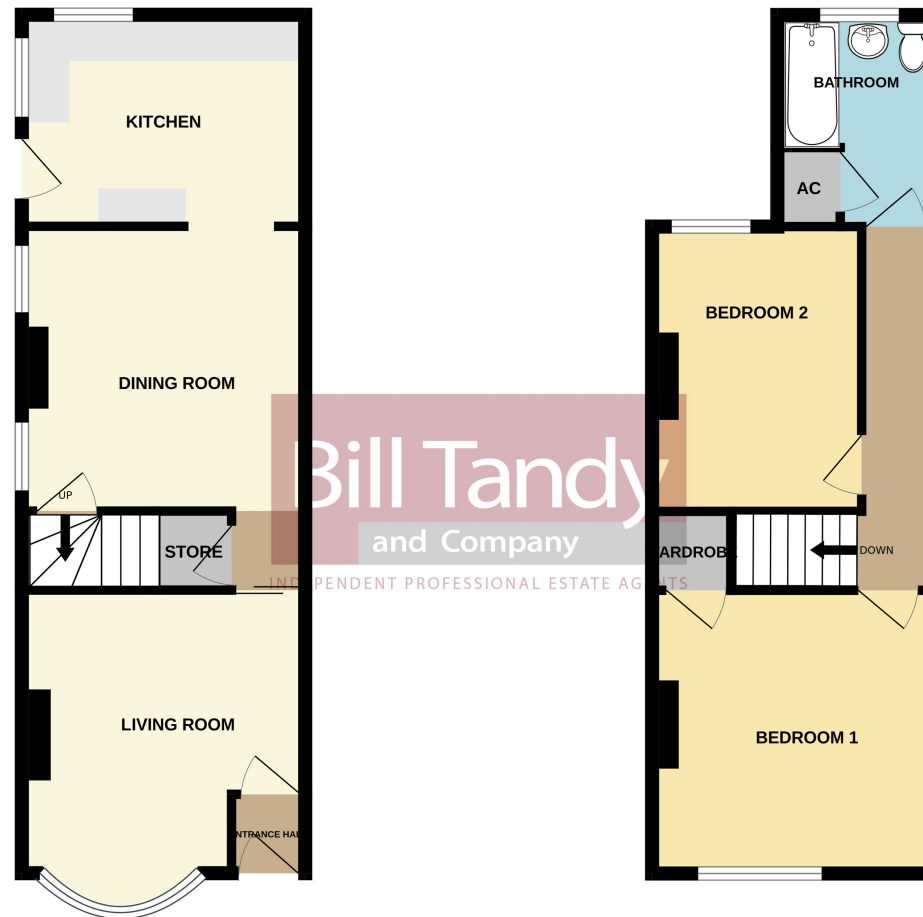
VIEWING

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

1ST FLOOR



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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Bill Tandy
and Company

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