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20 Albion Road, Brownhills, Walsall, West Midlands, WS8
7JH

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

20 Albion Road, Brownhills, Walsall, West Midlands, WS8 7JH

£200,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity for first time buyers or investors to get onto the market with this well presented, although requiring cosmetic updating, three bedroom semi detached property on Albion Road being sold with the benefit of No Onward Chain. Albion Road itself sits within this popular residential area due to the good local amenities and easy access to the highly regarded local schools as well as the easy access to both the A5 and M6 Toll road for commuters. The property itself, although needing modernisation, has been well cared for by the current owners and comprises in brief entrance hall, through lounge/diner, inner hall, guests W.C., kitchen, three good sized first floor bedrooms, two being good sized doubles, and a family bathroom. There is a mature enclosed rear garden and off road parking to the front, an early viewing is considered essential to fully appreciate the accommodation on offer.



RECEPTION HALL

approached via an opaque double glazed UPVC front entrance door and having ceiling light point, radiator, stairs to first floor, useful built-in storage cupboard and door to:

THROUGH LOUNGE/DINER

8.60m max into walk-in bay (3.00m min) x 5.20m max (2.70m min) (28' 3" max into bay 9'10" min x 17' 1" max 8'10" min) having feature focal point walk-in UPVC double glazed bay window to front, additional UPVC double glazed window to side, aluminium framed double glazed sliding doors to the rear patio, decorative beams to ceiling, lovely traditional fireplace with gas fire, brick mantel and surround and tiled raised hearth, two radiators, two ceiling light points, two wall light points, door to inner hall and under stairs storage cupboard with wooden framed opaque glazed window to side.

INNER HALL

having wood effect flooring, ceiling light point, UPVC double glazed doors to side and rear, opening to the kitchen and door to:

GUESTS W.C.

having battery powered automatic lights, low level W.C. and wood effect flooring.



FITTED KITCHEN

3.40m max 2.50m min x 2.80m (11' 2" max 8'2" min x 9' 2") having a continuation of the modern wood effect flooring, traditional wooden base units with complementary roll top work surface, wall mounted glazed display cabinet, inset sink and drainer with tiled splashbacks, space and plumbing for washing machine, free-standing gas cooker, free-standing fridge/freezer, wooden framed window to front and UPVC window to rear, ceiling light point and radiator.

FIRST FLOOR LANDING

having two wooden framed windows to side, two wall light points, cupboard housing the combination boiler, loft access hatch and doors to further accommodation.

BEDROOM ONE

4.10m x 3.00m (13' 5" x 9' 10") having UPVC double glazed window to front, two wall light points, radiator and built-in wardrobes to two walls incorporating a central dressing table area.



BEDROOM TWO

3.30m x 3.20m (10' 10" x 10' 6") having wooden framed double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

3.00m x 2.10m (9' 10" x 6' 11") having a lovely dual aspect with UPVC double glazed window to front and wooden framed double glazed window to side, ceiling light point and radiator.

FAMILY BATHROOM

2.30m x 1.90m (7' 7" x 6' 3") having a traditional suite comprising low level W.C., panelled bath with overhead electric shower and pedestal wash hand basin, tiling to walls, wooden framed opaque double glazed window to rear, ceiling light point and radiator.



OUTSIDE

The property is set back from the road behind a paved driveway providing parking for two vehicles and set behind a decorative half height dwarf wall. There is a bedding plant border to the corner with mature bedding plants and shrubs and half height fenced boundary. The rear garden has a lovely paved patio area with small decorative dwarf wall with inset bedding plants and a mainly laid to lawn garden with mature shrubbery borders, fenced boundaries, hardstanding for shed, hardstanding for greenhouse and gate to the rear leading to the woods beyond.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

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.

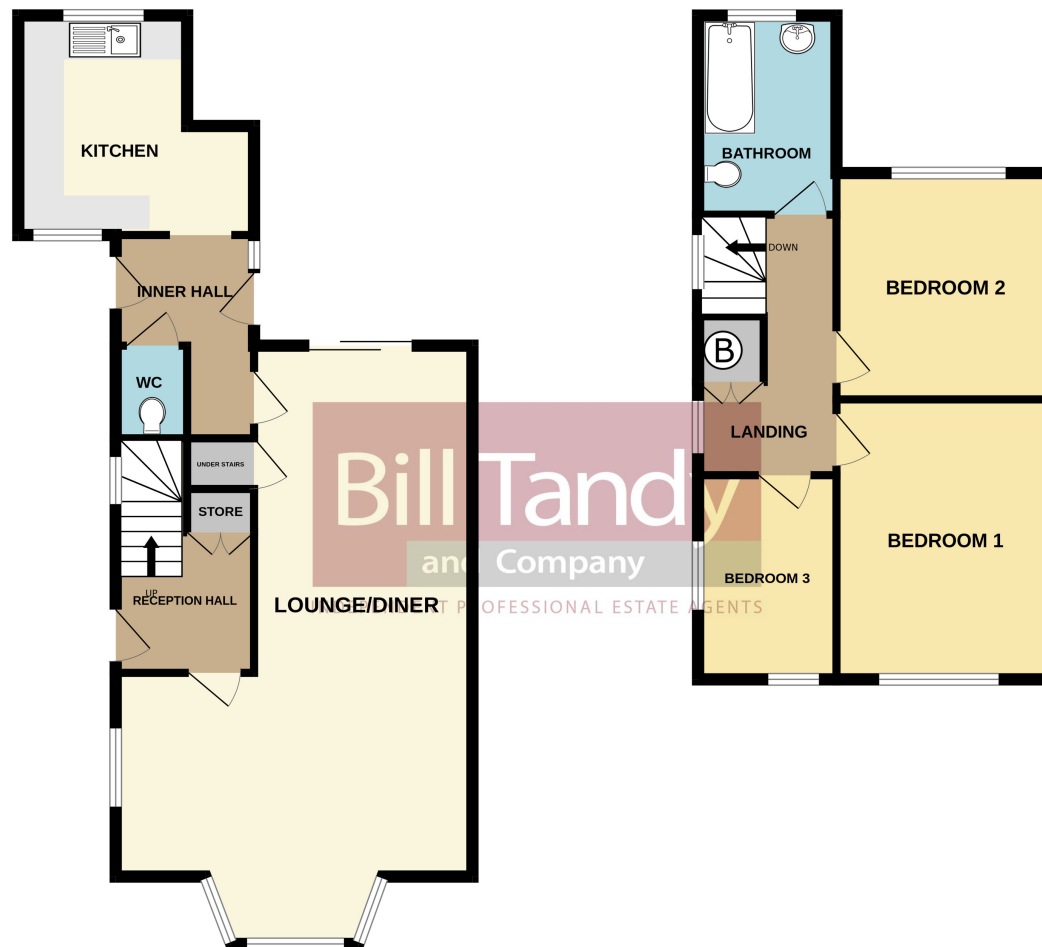
VIEWING

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

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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