



# DRAFT

3 School Avenue, Brownhills, Walsall, West Midlands,  
WS8 6AG

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 3 School Avenue, Brownhills, Walsall, West Midlands, WS8 6AG

# £210,000

Bill Tandy and Company, Burntwood, are delighted to offer for sale this superbly appointed semi detached house located on School Avenue in Brownhill. The property which benefits from no upward chain, does require some cosmetic improvement and modernisation, however this gives prospective purchasers the scope to add improvements to their own style. We strongly urge the property is viewed internally for it to be fully appreciated, and the accommodation briefly comprises porch, reception hall, lounge, dining room, rear lean-to conservatory, breakfast kitchen, three first floor bedrooms, bathroom and separate W.C. Externally there is a block paved driveway to the front providing parking for numerous vehicles approached via double entrance gates, a useful store and gardens to rear.



### PORCH

approached via double glazed sliding doors and having internal double glazed door opening to:

### RECEPTION HALL

having stairs to first floor with under stairs storage and radiator.

### LOUNGE

4.50m into bay x 3.52m (14' 9" into bay x 11' 7") having walk-in double glazed bay window to front, radiator, feature exposed brick fireplace with display alcoves, wooden display alcoves and cabinets and an archway leads to:

### DINING ROOM

3.56m x 3.35m (11' 8" x 11' 0") having radiator, patio doors opening to the lean-to conservatory and feature exposed brick fireplace with display alcoves.

### BREAKFAST KITCHEN

4.11m max (3.65m min) x 3.60m (13' 6" max 12' min x 11' 10") having light lantern, window to rear, double glazed door to garden, base cupboards and drawers surmounted by work tops, tiled surround, wall mounted cupboards, inset stainless steel sink and drainer, inset Credaplan oven, four ring gas hob with extractor fan above, integrated fridge and freezer, spaces for white goods, radiator, tiled floor and courtesy door to garage/store

### LEAN-TO CONSERVATORY

4.90m x 2.43m (16' 1" x 8' 0") being glazed and having views of the garden, glazed sliding doors to rear and an additional glazed side door.

### FIRST FLOOR LANDING

having useful loft access, obscure double glazed window to side and doors opening to:



### BEDROOM ONE

3.84m x 3.27m max (12' 7" x 10' 9" max) having double glazed window to front, radiator and a range of built-in wardrobes.

### BEDROOM TWO

3.65m x 3.31m (12' 0" x 10' 10") having double glazed window to rear, radiator and wardrobes and drawers.

### BEDROOM THREE

2.93m x 1.99m (9' 7" x 6' 6") having double glazed window to front, radiator and useful built-in over stairs cupboard housing the Worcester boiler.

### BATHROOM

1.96m x 1.84m (6' 5" x 6' 0") having obscure double glazed window to rear, radiator and suite comprising pedestal wash hand basin with tiled surround and bath with Triton shower appliance over.

### SEPARATE W.C.

having an obscure double glazed window to side, tiled floor and low flush W.C.



## OUTSIDE

To the front of the property is a brick wall perimeter with wrought-iron railings. Double gates open to the block paved driveway providing parking, and there is a foregarden with shaped lawn and low level hedging. To the rear of the property is a patio area with shaped lawn beyond with fenced surround.

## GARAGE/STORE

4.96m x 2.72m max (1.93m min) (16' 3" x 8' 11" max ) being approached via an up and over entrance door this useful store space is tapered and for this reason would be difficult to use as a full size garage, but could be used for the storage of motorcycles. There is a courtesy door to the breakfast kitchen and under stairs storage cupboard.

## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIERS

To be confirmed.



## 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

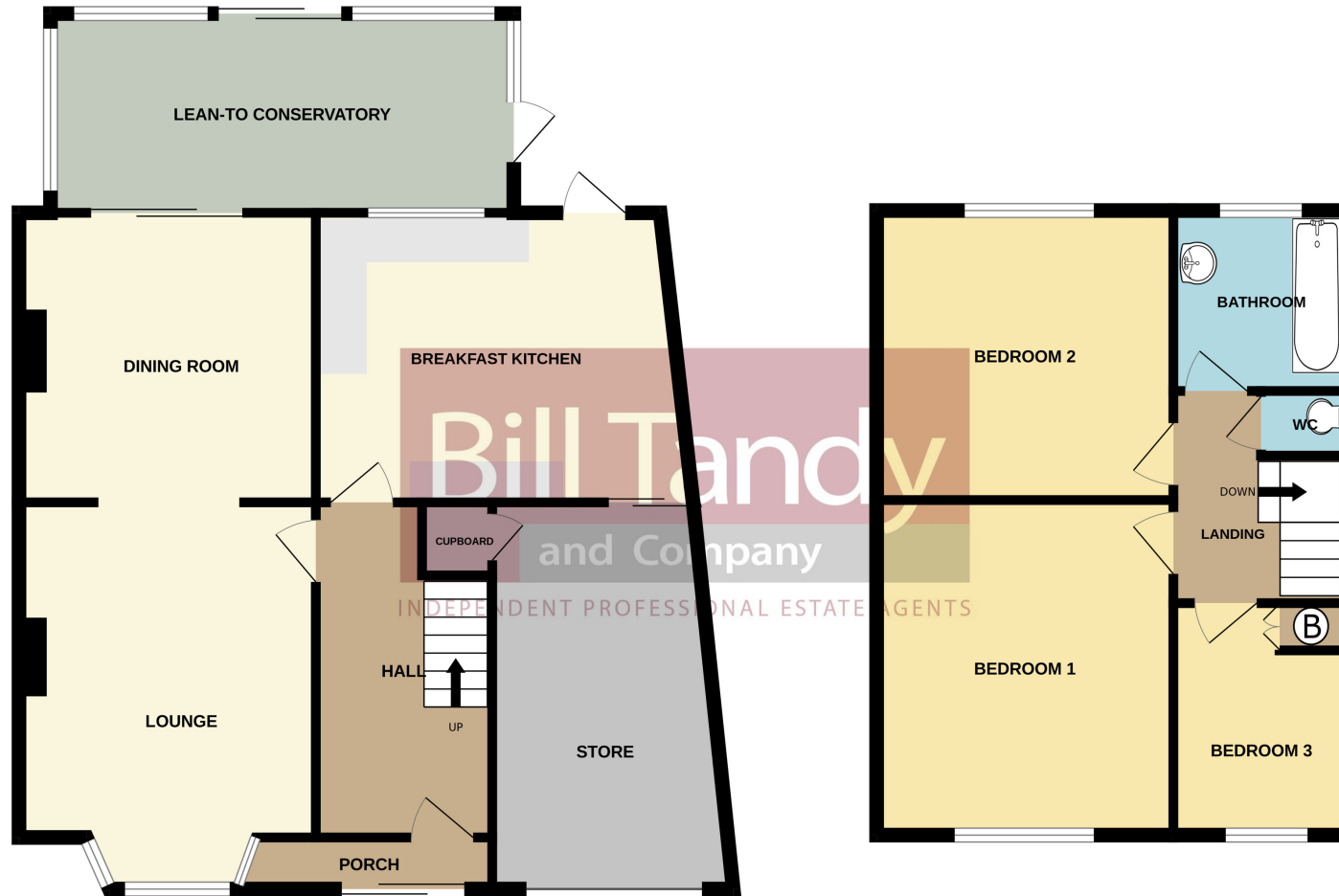
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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  
880 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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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