



57G Lichfield Road, Brownhills, Walsall, West Midlands,  
WS8 6HR





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# £225,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this modern semi detached three bedroom property being sold with a complete onward chain. The property benefits from a widening plot having a larger than average frontage, along with parking for multiple vehicles and an enclosed rear garden. The location is within easy access of good local schools and excellent amenities, and also the nearby A5 and M6 toll road making it ideal for commuters. The accommodation comprises in brief an entrance hallway, guests cloakroom, lounge, separate dining room, kitchen and family room downstairs, whilst the first floor offers three good sized bedrooms and a re-fitted contemporary family shower room, all of which has been beautifully kept by the current owners. Call us now to make sure you don't miss out on this superb property!



### ENTRANCE HALL

approached via a modern opaque glazed composite UPVC front entrance door and having modern wood effect flooring, ceiling light point, stairs to first floor, radiator and doors to further accommodation.

### LOUNGE

4.50m max x 3.40m max (14' 9" max x 11' 2" max) approached via an internal opaque glazed door with matching glazed side panels and having UPVC double glazed window to front, ceiling light point, radiator and open archway through to:

### DINING ROOM

3.10m x 2.00m (10' 2" x 6' 7") having ceiling light point, radiator, UPVC double glazed door with matching side panel leading to the family room and further door to:

### KITCHEN

3.10m x 2.20m (10' 2" x 7' 3") having modern wood effect flooring, modern high gloss wood effect base units with complementary pre-formed work surface above, matching wall mounted units, tiled splashbacks, inset one and a half bowl sink and drainer, four burner gas hob with extractor above and double oven below, space and plumbing for washing machine, integrated fridge/freezer, understairs storage cupboard, UPVC double glazed window looking through to the rear, UPVC opaque double glazed door opens to the side, ceiling light point and radiator.

### FAMILY ROOM

4.10m x 2.90m (13' 5" x 9' 6") being of solid wall construction and a pitched tinted temperature controlled glazed roof designed for all year round use having two radiators, various power points, recessed downlights and UPVC double glazed windows to side and rear along side UPVC double glazed French doors opening out to the rear garden.

### FIRST FLOOR LANDING

having UPVC opaque double glazed window to side, storage



cupboard and loft access hatch with pulldown ladder leading to a partially boarded loft with light and housing the combination boiler. Doors lead off to further accommodation.

### BEDROOM ONE

4.00m x 2.30m (13' 1" x 7' 7") having UPVC double glazed window to front, ceiling light point, radiator and fittings for wall mounted T.V.

### BEDROOM TWO

3.60m x 2.30m (11' 10" x 7' 7") having UPVC double glazed window to rear, ceiling light point and radiator.

### BEDROOM THREE

2.90m x 1.90m (9' 6" x 6' 3") having UPVC double glazed window to front, ceiling light point, radiator and built-in over stairs store cupboard.

### CONTEMPORARY RE-FITTED SHOWER ROOM

1.90m x 1.90m (6' 3" x 6' 3") having tiled walls, white suite comprising enclosed corner shower with glazed sliding door entrance and mains plumbed dual head shower fitment with rainfall effect, W.C. with hidden cistern and wash hand basin with high gloss storage cupboard below, contemporary heated towel rail, extractor fan, ceiling light point and UPVC



opaque double glazed window to rear.

### OUTSIDE

The property enjoys a corner plot position and has a vast front garden with driveway parking to the side suitable for multiple vehicles, and a paved pathway leading to the front door. There is space to the side which could be suitable for a garage subject to planning permission. A side gate leads to a large patio area to the side which leads round to the rear garden which is mainly laid to lawn having hard-standing for two sheds, half height wire fence boundary to one side and fence to the other with a mature herbaceous border.

### 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/>

### 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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



### 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.

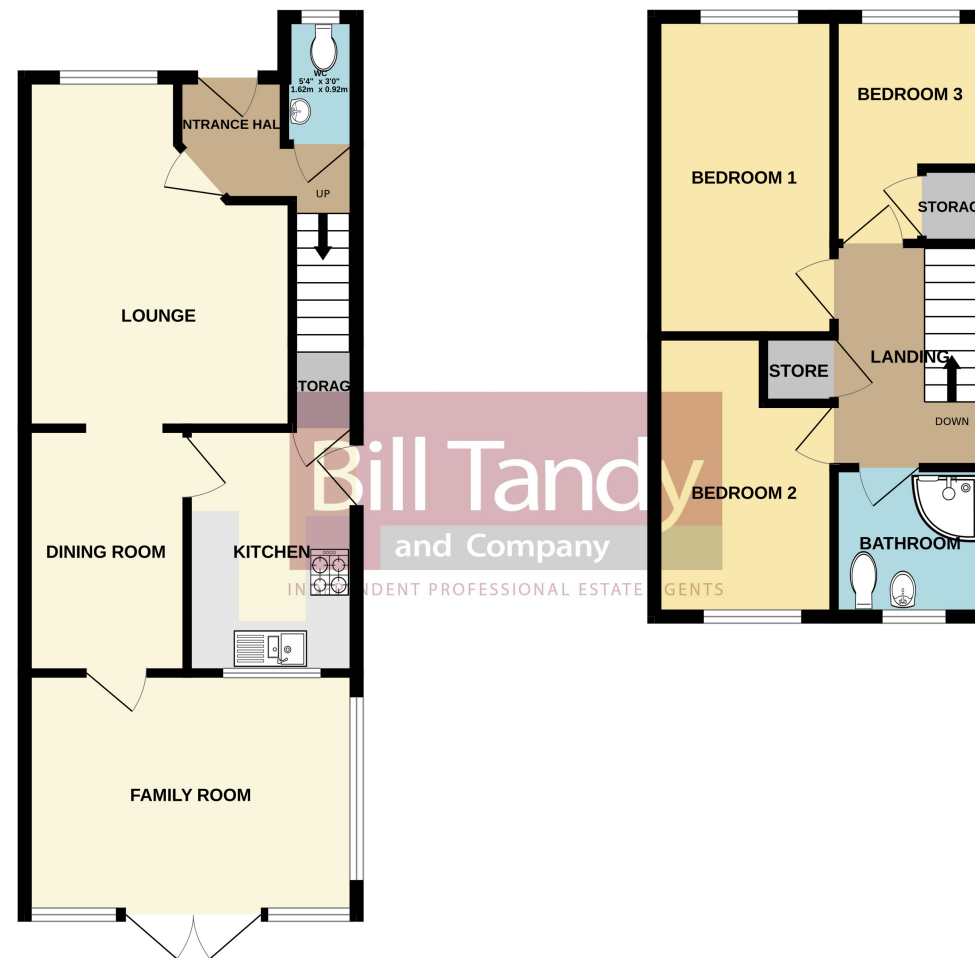
### VIEWING

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.

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

INDEPENDENT PROFESSIONAL ESTATE AGENTS