

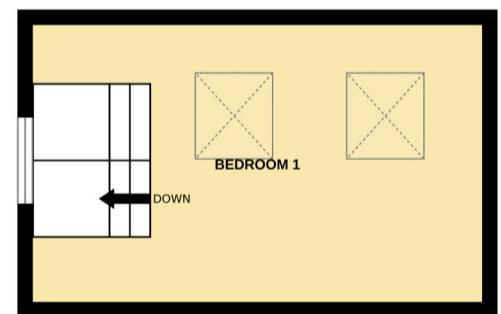
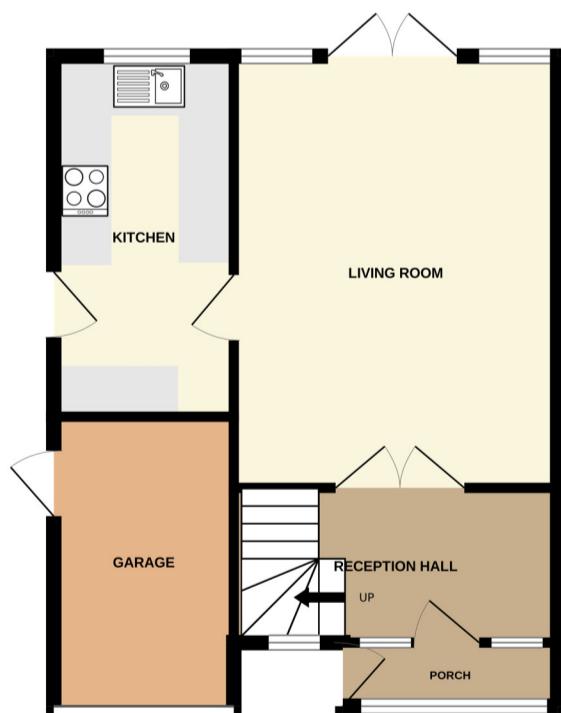
DRAFT



GROUND FLOOR

1ST FLOOR

2ND 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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# 27 Narrow Lane, Brownhills, Walsall, West Midlands, WS8 6HX

## £270,000 Freehold

Bill Tandy & Company, Burntwood, are pleased to offer this excellent opportunity to purchase a ready-to-move-into four-bedroom family home with a complete onward chain. Narrow Lane is a well-established and popular residential road, ideally situated for convenient access to local shops, everyday amenities, respected schools and public transport links. This thoughtfully maintained semi-detached property benefits from a loft conversion providing a fourth bedroom, offering flexible space for growing families or home working. The accommodation briefly comprises: porch, entrance hall, living room, kitchen, three well-proportioned first-floor bedrooms, family bathroom and the converted loft bedroom. Externally, the property features an integral single garage, a tarmac driveway providing ample off-road parking, and an enclosed rear garden ideal for relaxing or entertaining. Early viewing is encouraged to appreciate the space and potential on offer.



### UPVC DOUBLE GLAZED PORCH

approached via a UPVC double glazed entrance door and having tiled floor, UPVC double glazed window to front, recessed downlights and a wood effect UPVC composite opaque double glazed front entrance door with UPVC opaque double glazed side panels to:

### ENTRANCE HALLWAY

having wall light point, radiator with decorative cover, stairs to first floor with under stairs cupboard and double doors open to:

### LIVING ROOM

4.90m x 3.60m (16' 1" x 11' 10") having modern wood effect flooring, feature fireplace with raised hearth and wooden mantel housing a gas fire, UPVC double glazed French doors with integral blinds and matching UPVC double glazed windows to either side also with integral blinds leading out to the rear patio area, ceiling light point, radiator and glazed door to:

### KITCHEN

4.20m x 2.10m (13' 9" x 6' 11") having modern high gloss white base units with wood effect work surface above, matching wall mounted units, integrated gas hob with oven below and overhead extractor, inset sink with drainer and mono mixer tap, space and plumbing for washing machine, built-in dishwasher, space for free-standing fridge/freezer, recessed downlights, radiator, UPVC double glazed window to rear and UPVC opaque double glazed door out to the side access.

### FIRST FLOOR LANDING

having ceiling light point, smoke detector, stairs to second floor with under stairs cupboard and doors leading off to further accommodation.



### BEDROOM TWO

3.60m x 3.00m (11' 10" x 9' 10") having large UPVC double glazed window to rear, ceiling light point and radiator.

### BEDROOM THREE

3.70m x 2.70m (12' 2" x 8' 10") having UPVC double glazed window to front, ceiling light point, radiator and useful over stairs cupboard.

### BEDROOM FOUR

2.60m x 2.10m max into built-in wardrobes (8' 6" x 6' 11" max into built-in wardrobes) having UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes to two walls.

### RE-FITTED CONTEMPORARY FAMILY BATHROOM

2.40m x 2.10m (7' 10" x 6' 11") having comprehensive floor and wall tiling, modern suite comprising 'P' shaped bath with mains plumbed overhead dual head shower with rainfall effect and glazed splash screen, low level W.C. and wall mounted wash hand basin with high gloss soft close storage drawers below, mirrored wall mounted cupboard, heated towel rail, recessed downlights and a UPVC opaque double glazed window to rear.



### SECOND FLOOR LOFT CONVERSION BEDROOM ONE

5.40m x 3.30m (17' 9" x 10' 10") approached via a pigeon hole staircase and having recessed downlights, two Velux windows with integral blinds and recesses for storage.

### OUTSIDE

The property is set well back from the road behind a tarmac driveway with tasteful block paved edging. There is a decorative dwarf wall, raised flower beds and gate leading to a paved side access and the rear garden. To the rear of the property is a paved patio seating area with decorative dwarf wall leading to a mainly lawned garden with mature shrubs, brick built shed and fenced boundaries.

### INTEGRAL GARAGE

3.70m x 2.10m (12' 2" x 6' 11") approached via an electric up and over roller entrance door and having UPVC courtesy door to side passage, combination boiler and ceiling light point.

### COUNCIL TAX

Band C.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

### 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.

### 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.