

86 Lichfield Road, Brownhills, Walsall, West Midlands, WS8 6HT

Bill Tandy and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£260,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this superb opportunity to secure a really well cared for detached and extended two bedroom bungalow. Occupying a fabulous position on the Lichfield Road, there is easy access to highly regarded schools, local amenities and public transport links. The bungalow itself is fully detached and set well back from the road having a prefabricated detached garage to the rear, an abundance of parking and enclosed rear garden. In brief the accommodation comprises porch entrance, welcoming reception hall, living room, dining room, kitchen extension, two well proportioned double bedrooms and the principal bathroom. An early viewing is considered essential to fully appreciate the wealth of accommodation on offer.



PORCH ENTRANCE
approached via wooden framed with stained glass double entrance doors and having tiled flooring, ceiling light point, traditional stained glass door with side panels and stained glass windows above opening to:

WELCOMING RECEPTION HALL
having coats store cupboard, radiator, ceiling light point and doors leading off to further accommodation.

LIVING ROOM
4.90m max into walk-in bay x 4.00m (16' 1" max into walk-in bay x 13' 1") having focal point feature Art Deco style fireplace with tiled hearth and mantel housing a gas fire, feature walk-in wooden framed double glazed bay window to front, coving, ceiling light point, two wall light points and radiator.

DINING ROOM
3.60m x 3.60m (11' 10" x 11' 10") having modern fireplace with marble hearth and surround housing an inset gas real flame coal effect fire, UPVC opaque double glazed window to side, ceiling light point, radiator, opaque glazed double doors opening to kitchen and door opening to:

LARGE STORAGE CUPBOARD
2.40m x 1.20m (7' 10" x 3' 11") having half height tiled walls, tiled floor, wooden framed opaque glazed window to side, ceiling light point and space for free-standing fridge/freezer.

FITTED KITCHEN EXTENSION
3.40m x 3.20m (11' 2" x 10' 6") having wooden effect flooring, half height tiled walls, wood effect Shaker style base cupboards and drawers with complementary roll top work surface above, matching wall mounted cupboards, space and plumbing for washing machine, dishwasher and fridge, integrated electric hob with overhead extractor and oven and grill below, sink and drainer with swan neck mixer tap, ceiling light point, radiator, UPVC double glazed windows to rear and side and UPVC opaque double glazed door leading out to the rear garden.



BEDROOM ONE
4.00m x 3.60m (including wardrobes) (13' 1" x 11' 10" including wardrobes) having UPVC double glazed window to rear, ceiling light point, radiator and fitted wardrobes to one wall with centre dressing table.

BEDROOM TWO
3.60m x 3.60m (11' 10" x 11' 10") having ceiling light point, radiator, wooden framed double glazed window to front and built-in wardrobes to one wall with centre dressing table.

BATHROOM
having modern white suite comprising 'P' shaped panelled bath with glazed splash screen and electric shower fitment over, low level W.C., and wall mounted wash hand basin with high gloss storage cupboard below, tiled walls, UPVC opaque double glazed window to rear, ceiling light point, radiator, loft access hatch and cupboard housing the pressurised condensing boiler.







OUTSIDE
To the front the property is set well back from the road with decorative dwarf wall and crazy paved driveway providing parking for multiple cars, low maintenance landscaped front garden with central decorative paved area and corner bedding plant area. The driveway continues along the side of the property leading the prefabricated garage and double iron gates leading to the rear garden. The rear garden has a paved patio area and is designed for low maintenance with a central decorative pebbled area with decorative paved seating area, two large timber sheds, deep bedding plant borders and fenced and hedged boundaries

PREFABRICATED GARAGE
(not measured) approached via a manual up and over entrance door.

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. For further information 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.

AGENT NOTE
Some images may have been edited with the aid of AI.

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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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www.billtandy.co.uk

NAEA National Association of Estate Agents

The Property Ombudsman SALES

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