

# Cottons

CHARTERED SURVEYORS

10 New Swan Lane, West Midlands,  
West Bromwich, B70 0NS

**£190,000**



- UPVC Double Glazing
- Rear Extension
- Council Tax Band: B
- Gas Fired Central Heating
- Low energy lighting in all fixed outlets
- EPC Rating: E

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
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A three-bedroom Mid-Terrace house situated in the West Bromwich area. The property is located off New Swan Lane. The property benefits from gas-fired central heating, UPVC double glazed windows, EPC - E, Council Tax Band: B. The property is located with several amenities such as Supermarkets, takeaways, Train stations and leisure centres.

**Property Tenure**  
Freehold

**Council Tax Band**  
B

**Fixtures and Fittings**  
All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

**ACCOMMODATION**

**Entrance Hallway** 12' 6" x 2' 11" (3.810m x 0.886m)  
Low energy lighting in all fixed outlets

**Front Reception Room** 13' 1" x 12' 6" (3.981m x 3.802m)  
Radiator with Thermostatic Radiator Valve, Bay window with UPVC Double Glazing, Low energy lighting in all fixed outlets.

**Rear Reception Room** 10' 7" x 12' 6" (3.234m x 3.802m)  
Radiator with Thermostatic Radiator Valve, UPVC Double Glazing, Low energy lighting in all fixed outlets.

**Kitchen** 4' 11" x 15' 5" (1.509m x 4.693m)  
UPVC Double Glazing, Boiler (Combination Boiler), Oven with gas hob, access to under stairs storage and back garden, Low energy lighting in all fixed outlets.

**Under Stairs Storage** 7' 8" x 2' 6" (2.330m x 0.758m)

**Landing** 10' 1" x 4' 11" (3.064m x 1.495m)  
UPVC Double Glazing, Low energy lighting in all fixed outlets.

**Bedroom 3** 7' 4" x 6' 10" (2.228m x 2.079m)  
Radiator with Thermostatic Radiator Valve, Bay window with UPVC Double Glazing, Low energy lighting in all fixed outlets.

**Bedroom 2** 11' 1" x 5' 11" (3.387m x 1.809m)  
Radiator with Thermostatic Radiator Valve, UPVC Double Glazing, Low energy lighting in all fixed outlets.

**Bedroom 1** 13' 9" x 9' 7" (4.183m x 2.925m)  
Radiator with Thermostatic Radiator Valve, Bay window with UPVC Double Glazing, Low energy lighting in all fixed outlets.

**Bathroom** 6' 6" x 9' 11" (1.989m x 3.026m)  
Free standing electric shower, UPVC Double Glazing windows, WC, Wash Basin, Low energy lighting in all fixed outlets.



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