

FOR SALE

45 Tynings Close, Kidderminster, DY11 5JP

Halls 1845



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060644)



FOR SALE

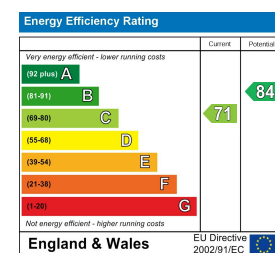
Price £289,950

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A wonderful opportunity to purchase a particularly well presented, modern and contemporary 3 bedroom detached family home, offering spacious accommodation over two floors. The property benefits from off road parking, a covered car port, attached garage and low maintenance well presented private gardens. An internal viewing is thoroughly recommended.



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Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
 E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
 Wolverley 0.9 miles Kidderminster 1.6 miles Bewdley 3.6 miles Worcester 16 miles
 Birmingham 19 miles



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A Detached Family Home
- 3 Double Bedrooms
- Dressing Room & Modern Fitted Bathroom
- Generous Living Room
- Dining Area & Garden Room
- Fitted Modern Kitchen
- Enclosed Private Gardens
- Parking & Attached Garage

FULL DETAILS

The property can be found at the end of this sought after and quiet cul de sac with block paved drive providing off road parking to the front with a paved & covered car port leading to the attached garage. There is access at the front into the main reception hall.

RECEPTION HALL

Being light and spacious with access to the fitted kitchen, living room and cloakroom with ceiling mounted light fitting and straight flight staircase to the first floor.

CLOAKROOM

Having a modern white suite of low level close coupled WC, pedestal wash hand basin with tiled splashback, ceiling mounted light fitting, extractor fan, radiator and obscure UPVC double glazed window to the front aspect.

LIVING ROOM

Being spacious and well presented with double panel radiator, large UPVC double glazed box window to the front, power points, TV aerial point, dual ceiling mounted light fittings and access through to the generous dining area.

DINING AREA

With power points, double panel radiator, ceiling mounted light fitting, generous walk-in storage cupboard, access to the fitted kitchen and UPVC double glazed sliding doors to the attractive rear garden/sun room.

FITTED KITCHEN

Being beautifully presented and spacious with wood effect rolled top work surfaces with inset one and a half ceramic sink with single drainer and swan neck mixer tap. There are a range of matching base and eye level units with integrated dishwasher, fridge, freezer and extractor hood. There is space and plumbing for automatic washing machine, integrated slim line wine cooler, wall mounted floor to ceiling contemporary radiator, inset spot lights to ceiling, power points and a generous UPVC double glazed window overlooking the private rear garden.

GARDEN/SUN ROOM

Being a beautiful addition to this attractive family home, of solid brick construction with a UPVC double glazed pitched roof, further UPVC double glazed windows and French doors overlooking and accessing the attractive garden. There are power points and inset spot lights.

FIRST FLOOR LANDING

Having access to roof space, power point, ceiling mounted light fitting and access to all first-floor accommodation.

MASTER BEDROOM

Situated to the rear with power points, single panel radiator, ceiling mounted light fitting, wall mounted 'Mitsubishi' air conditioning unit, generous UPVC double glazed window and access to the useful walk-in dressing room.

DRESSING ROOM

With fitted floor to ceiling wardrobes, ceiling mounted light fitting, single panel radiator, power point and UPVC double glazed window to the rear aspect.

BEDROOM TWO

Situated to the front and being a spacious double with single panel radiator, power points, fitted double wardrobe, ceiling mounted light fitting and UPVC double glazed window.

BEDROOM THREE

Situated to the front, this well-proportioned single bedroom is currently been used as a home office with radiator, power point, ceiling mounted light fitting and UPVC double glazed window.

FAMILY BATHROOM

Being beautifully presented and recently upgraded with an attractive contemporary white suite of low level close coupled WC with vanity wash hand basin, contemporary mixer tap, tiled surround and a panel bath with contemporary mixer tap and shower attachment. Further tiled surround and a stainless-steel wall mounted style heated towel rail above. There is a separate double shower cubicle with raised non slip tray being fully tiled with wall mounted shower and glazed shower screen. There are inset spot lights to ceiling and an obscure UPVC double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance, block paved hard standing providing off road parking with access to the side of the property to a paved and covered car port with external courtesy lighting leading to the attached garage with double timber doors.

The rear garden is beautifully cared for offering a good degree of privacy with wooden panel fencing to all sides with an initial attractive paved patio seating area immediately to the rear leading to a level lawn with raised well stocked shrub and flower beds and an attractive ornamental sucken garden pond. There is a useful greenhouse, external security lighting, external water supply and pedestrian access to the garage.

GARAGE

With solid double timber doors, ceiling mounted light fitting, power points, wall mounted 'Worcester' gas combination boiler, glazed rear window and rear pedestrian door into the garden.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.