

HUNTERS[®]

HERE TO GET *you* THERE



Tynings Lane

Aldridge, Walsall, WS9 0AS

Offers In The Region Of £200,000



Council Tax: B



- FREEHOLD SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN DINER
- SHOWER ROOM
- PART RADIATOR CENTRAL HEATING

- IN NEED OF FULL MODERISATION
- LOUNGE
- VERANDAH, GROUND FLOOR W.C.,
- DOUBLE GLAZING
- GARDENS TO FRONT AND REAR



Hunters Burntwood are pleased to Offer For Sale this freehold semi detached house which is in need of modernisation. The property is situated close to Aldridge Town Centre with all its shops and amenities and has the benefit of double glazing, partial gas central heating and in brief comprises: entrance hall, lounge, kitchen diner, veranda, rear porch with store & W.C., landing, three bedrooms and shower room. Outside there are gardens to front and rear.

HALL

having a raised panel front door and stairs to the first floor

LOUNGE

13'9" into bay x 12'6" (4.19m into bay x 3.81m) with a sealed unit double glazed front bay window, wall mounted Baxi Bermuda gas fire/back boiler, cupboard containing the central heating controls.

KITCHEN/DINER

15'9" max x 10'11" (13'10" max) (4.80m max x 3.33m (4.22m max)) fitted with base & wall units, 4 ring electric hob with electric oven beneath and cooker hood above. work surface incorporating a 1 1/2 bowl sink top, tiled splashbacks, double panel radiator, electric fire, sealed unit double glazed side window, under stairs storage cupboard with double glazed side window, rear window and rear door to the Veranda.

VERANDA

11'3" x 8'2" with a sealed unit double glazed rear window and side door

REAR PORCH

having a sealed unit double glazed rear window, sealed unit double glazed side door and walk in storage cupboard.

GROUND FLOOR W.C.

fitted with a toilet and light point.

LANDING

having a sealed unit double glazed side window, double panel radiator and ceiling hatch to the roof space.

BEDROOM 1

13'9" x 9'4" (4.19m x 2.84m) having a sealed unit double glazed front Bay window.

BEDROOM 2

10'11" x 8'11" max (3.33m x 2.72m max) having a sealed unit double glazed rear window and airing cupboard containing the hot water cylinder.

BEDROOM 3

10'3" x 6'7" (3.12m x 2.01m) with a sealed unit double glazed side window.

SHOWER ROOM

fitted with a corner shower cubicle with Triton electric shower, vanity unit with inset hand basin & cupboard beneath, low flush W.C., sealed unit double glazed side window, full ceramic wall tiling, wall mounted fan heater and inset ceiling spotlights.

OUTSIDE

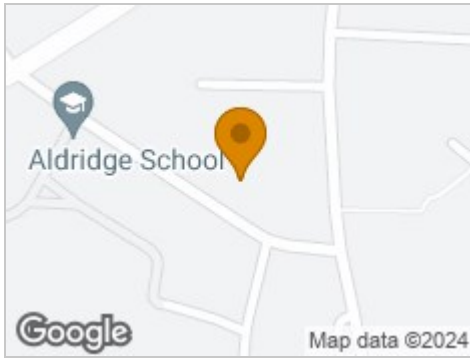
The property has front garden, shared drive to a garage/space at the rear and rear garden.

ADDITIONAL NOTES

MATERIAL INFORMATION: we are advised that the Executors of this sale are unable to confirm this information.



Road Map



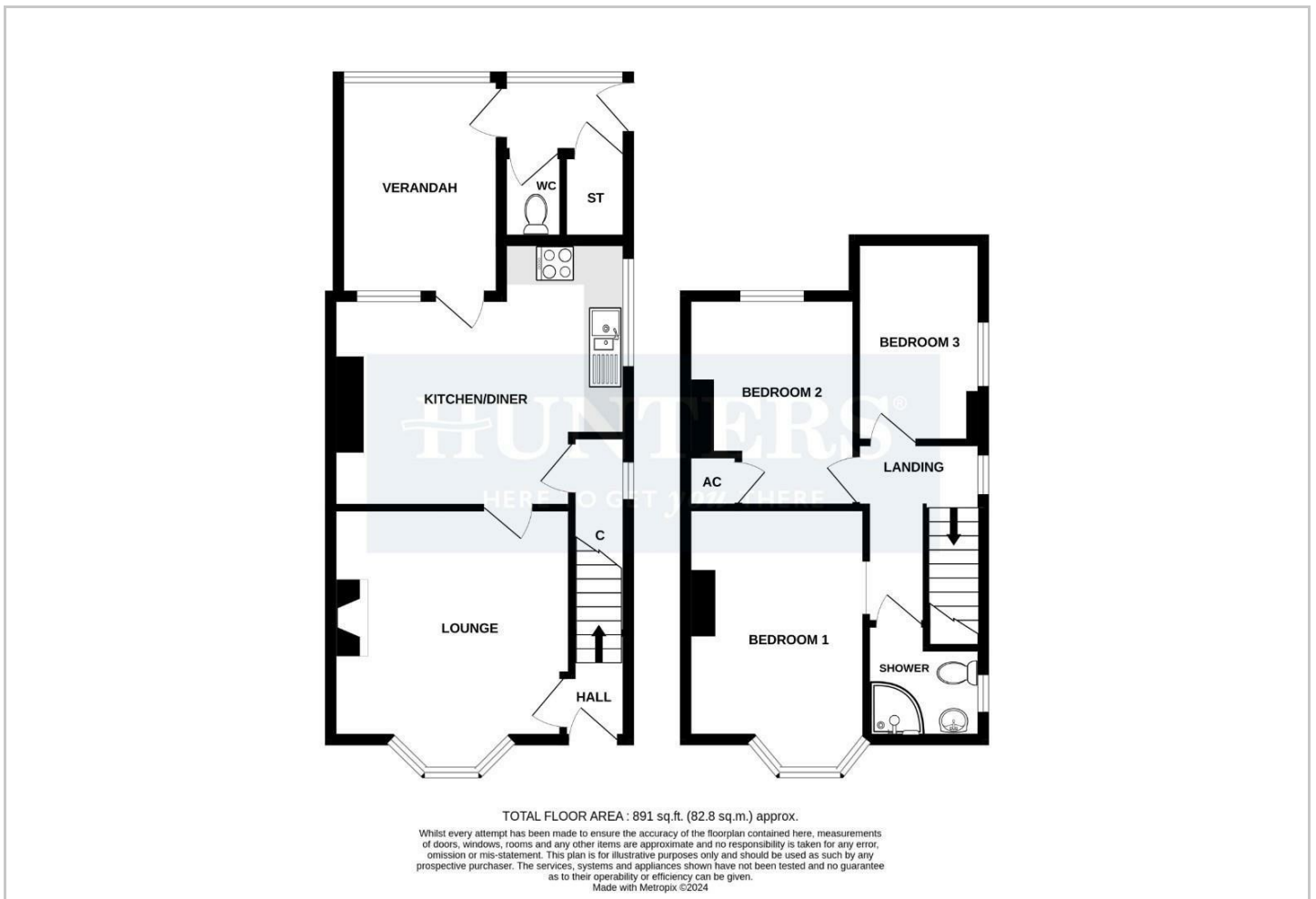
Hybrid Map



Terrain Map



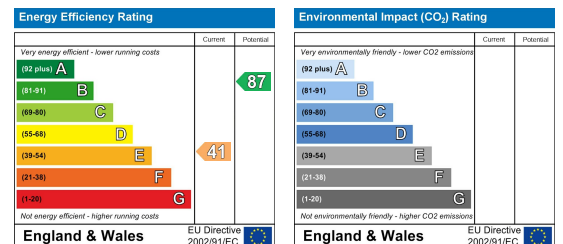
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.