



1 Tynings Lane, Aldridge,
Walsall, WS9 0AS

Offers in the Region Of £295,000

Aldridge

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Set within easy reach of amenities, schools and transport links, this superb semi-detached house offers neatly presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy lounge with bay window to the front elevation and access to the beautifully appointed kitchen / diner which features a range of wall/base units, space for a dining table, integrated double oven and hob with extractor over, plumbing for a washing machine, door to rear lobby with WC off and access to the conservatory which overlooks the rear garden.

To the first floor there are three excellent bedrooms and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a patio area and access to useful storage area to the side of the property and there is a large, predominantly lawned fore garden with ample driveway parking for multiple vehicles.





Property Specification

Lounge -	4.17m (13'8") max into bay x 3.72m (12'3")
Kitchen/Diner -	4.82m (15'10") max x 4.24m (13'11") max
Conservatory -	2.80m (9'2") max x 2.37m (7'9")
WC	
Bedroom 1 -	4.24m (13'11") max into bay x 2.87m (9'5")
Bedroom 2 -	3.34m (10'11") x 2.59m (8'6")
Bedroom 3 -	3.05m (10') x 2.05m (6'9")
Bathroom -	2.03m (6'8") x 1.90m (6'3")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 18th October 2024

Viewer's Note:

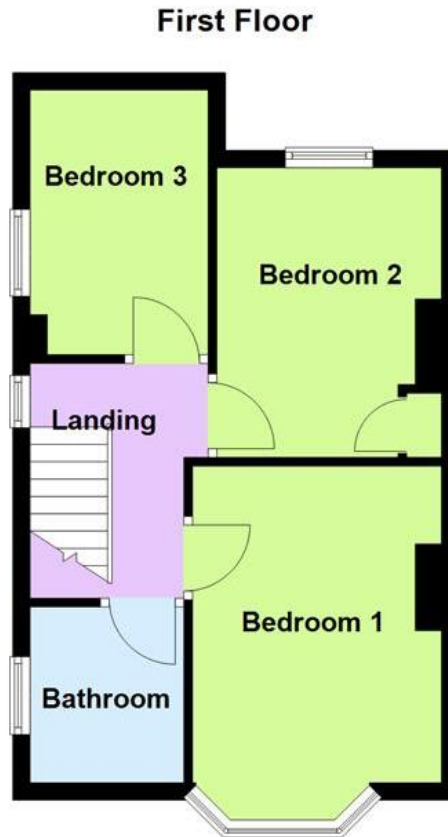
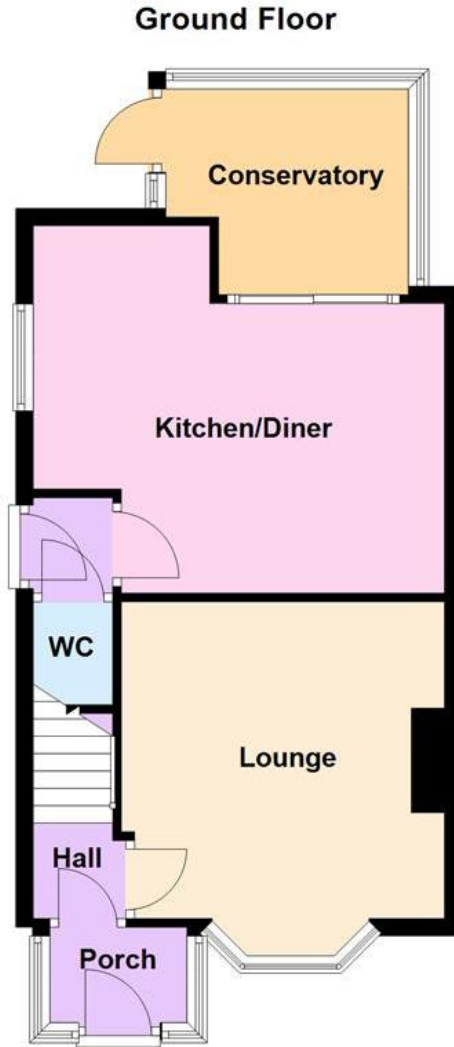
Services connected: Gas, Water, Electric & Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

