



12 Tynings Lane, Aldridge,
Walsall, WS9 0AS

Offers in the Region Of £350,000

Aldridge

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Presenting to you this immaculate semi-detached house, currently listed for sale. Crafted with a touch of elegance and sophistication, this property stands out with its stunning interior and exterior features.

The property is ideally situated with convenient access to public transport links, nearby schools, local amenities, and is located in a sought-after location.

The house is composed of three bedrooms, a bathroom, a stunning kitchen/diner, and a light and airy reception room.

The first bedroom is a delightful double room with fitted wardrobes, providing ample storage space. The second bedroom is a spacious double, and the third is a comfortable single room. The bathroom is a modern space featuring a white suite with a bath and a separate shower. This luxurious room perfectly combines style and functionality, providing a relaxing environment.

The stunning kitchen diner is the heart of the home. It boasts a range of fitted units, a breakfast bar, an integrated dishwasher, and space for a Range cooker. A utility with a guest WC is tucked away neatly, adding to the practical aspects of the home. French windows open onto the garden, allowing for an abundance of natural light and providing a picturesque view. The reception room is a spectacular space, with large windows that flood the room with light. It features a fabulous media wall and double doors that lead to the kitchen/diner, creating a seamless flow between the two spaces.

The property benefits from excellent features such as parking, a neatly maintained rear garden, and a single garage.

This house is ideal for families, providing ample space for everyone. With its combination of style, space, and location, this semi-detached house is a fantastic opportunity for those seeking a high-quality family home in a desirable location.





Property Specification

Porch

Hall

Lounge - 5.13m (16'10") max
x 3.25m (10'8")

Kitchen/Diner - 4.80m (15'9") x 4.55m (14'11")

Utility Area - 2.50m (8'2") x 2.13m (7')

WC

Bedroom 1 - 4.15m (13'7") max
x 3.30m (10'10")

Bedroom 2 - 3.66m (12') x 3.30m (10'10")

Bedroom 3 - 2.93m (9'7") x 1.80m (5'11")

Bathroom

Garage - 4.32m (14'2") x 2.19m (7'2")

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: 25th March 2025

Viewer's Note:

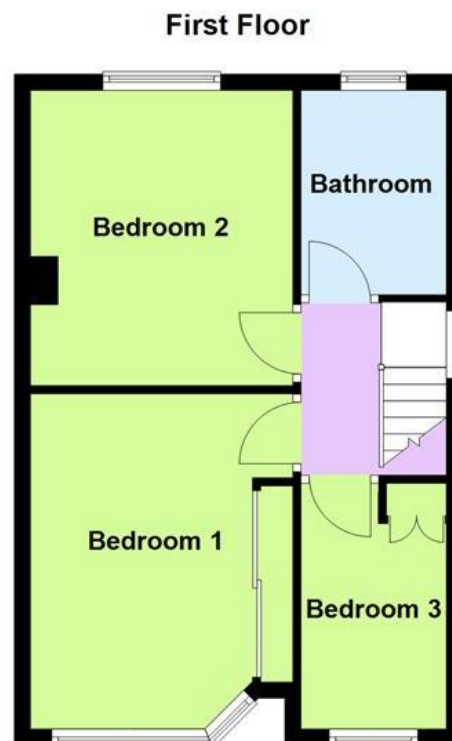
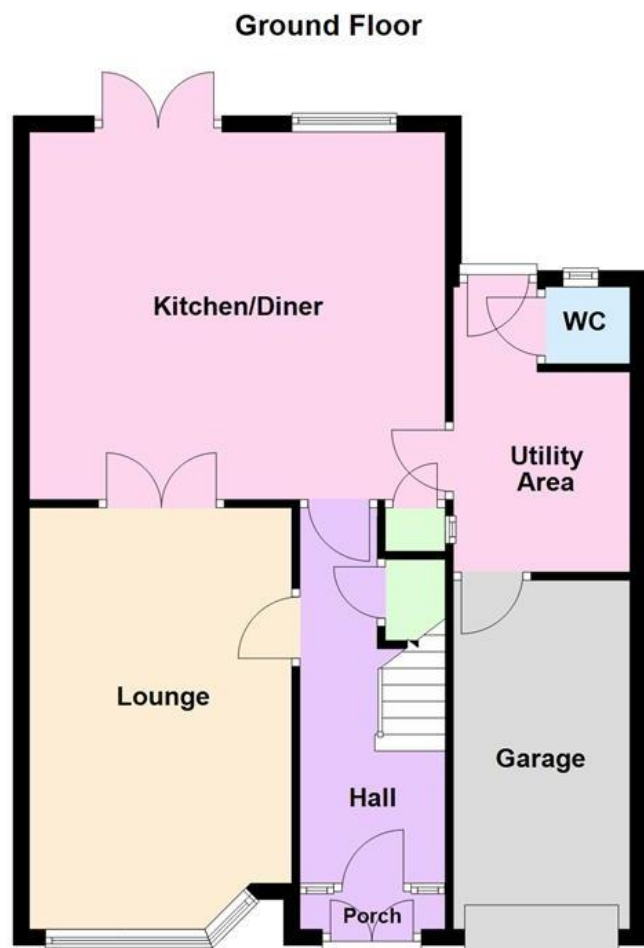
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

