



Tynings Lane, Aldridge
Walsall, WS9 0AS

£300,000

Aldridge

£300,000



Paul Carr Estate Agents are pleased to bring to market this detached three-bedroom house, offered for sale with no onward chain. The property would benefit from modernisation and is situated in a prime location with excellent public transport links, reputable nearby schools, and a wide array of local amenities, making it a superb choice for families and professionals alike.

The spacious open-plan lounge and dining area benefits from large windows, flooding the space with natural light, and features elegant French windows opening directly to the private rear garden. This inviting space provides a wonderful setting for both relaxation and entertaining guests. The kitchen is fitted with a range of units, built-in storage, and a gas cooker point, and conveniently features a door leading out to the rear garden - perfect for al fresco dining or enjoying the outdoors. The property also includes a gardener's WC and a useful storage space off the garden, ideal for tools and outdoor equipment.

Upstairs, you will find two generously sized double bedrooms, each with built-in wardrobes, and a comfortable single bedroom also benefitting from built-in storage. The family bathroom comprises a white suite, including a WC, wash basin, and bath, providing everything needed for everyday comfort.

Additional features include a single garage, driveway parking for multiple vehicles, and ample storage facilities. While the house would benefit from modernisation, it offers a fantastic opportunity to create a truly personalised family home in a sought-after location. Early viewing is highly recommended to fully appreciate the scope and potential of this property.





Property Specification

DETACHED HOUSE WITH SCOPE FOR MODERNISATION
AMENITIES, SCHOOLS AND TRANSPORT LINKS NEARBY
OPEN-PLAN LOUNGE / DINING ROOM
WELL-APPOINTED KITCHEN WITH GARDEN ACCESS
THREE EXCELLENT BEDROOMS AND BATHROOM

Hall

Lounge Area

3.91m (12'10") x 3.89m (12'9")

Dining Area

3.04m (9'11") x 2.74m (9')

Kitchen

2.87m (9'5") x 2.74m (9')

Garage

4.91m (16'1") x 2.48m (8'2")

Gardener's WC

Landing

Bedroom 1

3.82m (12'6") x 3.40m (11'2") plus recess

Bedroom 2

3.32m (10'11") x 2.74m (9')

Bedroom 3

2.84m (9'4") x 2.40m (7'11")

Bathroom

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:

Viewer's Note:

Services connected: Gas, Electricity, Water & 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map Location

