



Bloore King & Kavanagh

Sales & Lettings



12 Tinsley Avenue
Cradley Heath, B64 5JD

Offers Over £395,000

The Property

A beautifully presented and incredibly spacious FOUR Bedroom Detached house in a wonderful cul de sac location.

This lovely family home benefits from gas central heating, double glazing and an EV charging point. Briefly comprising: entrance hall, lounge, dining room, kitchen diner, downstairs cloakroom, Master bedroom with ensuite shower room, three further bedrooms; two with built in wardrobes and a family bathroom.

To the front of the property is a planted garden and with detached garage and off road parking to the side. To the rear is a low maintenance garden with large seating area and artificial lawn.

EPC: C Council Tax: D.



Entrance Hall

Stairs to first floor, laminate flooring

Cloakroom

Window to front. Two piece suite comprising: low level WC and vanity unit wash hand basin. Laminate flooring.

Lounge

3.06m x 4.91m (10'0" x 16'1")

Window to front and double French doors to garden.

Dining Room

2.87m x 3.29m (9'4" x 10'9")

Windows to the side and front. (currently used a second lounge)



Kitchen Diner

4.95m x 4.28m (16'2" x 14'0")

Two windows to side and front. A beautiful range of eye and low level units with wood countertops incorporating: 1 1/2 bowl sink and drainer, five ring gas hob with extractor over, eye level electric double oven, space for fridge freezer, washing machine and dishwasher. French doors to garden.

Landing

Window to rear.



Bedroom One

4.15m x 2.80m (13'7" x 9'2")

Two windows to front and side. Built in wardrobes.

Ensuite

1.14m x 2.15m (3'8" x 7'0")

Window to the side. A three piece suite comprising: shower cubicle, vanity unit wash hand basin and low level WC. Tiled floor.

Bedroom Two

3.93m x 2.55m (12'10" x 8'4")

Window to the front and built in wardrobes.

Bedroom Three

2.29m x 3.03m (7'6" x 9'11")

Window to the front and built in wardrobes.

Bedroom Four

2.08m x 2.39m (6'9" x 7'10")

Window to the rear. Laminate flooring.



Bathroom

Three piece suite comprising: L shaped bath, low level WC and vanity unit wash hand basin with additional storage units. Chrome heated towel rail and laminate flooring.

Detached Garage

2.73m x 5.46m (8'11" x 17'10")

Door to the side. Up and over door to front. Power. Eaves storage.

Outside

FRONT: Tarmacadum driveway with EV charger. Planted front garden.

REAR: artificial grass and large paved seating area.

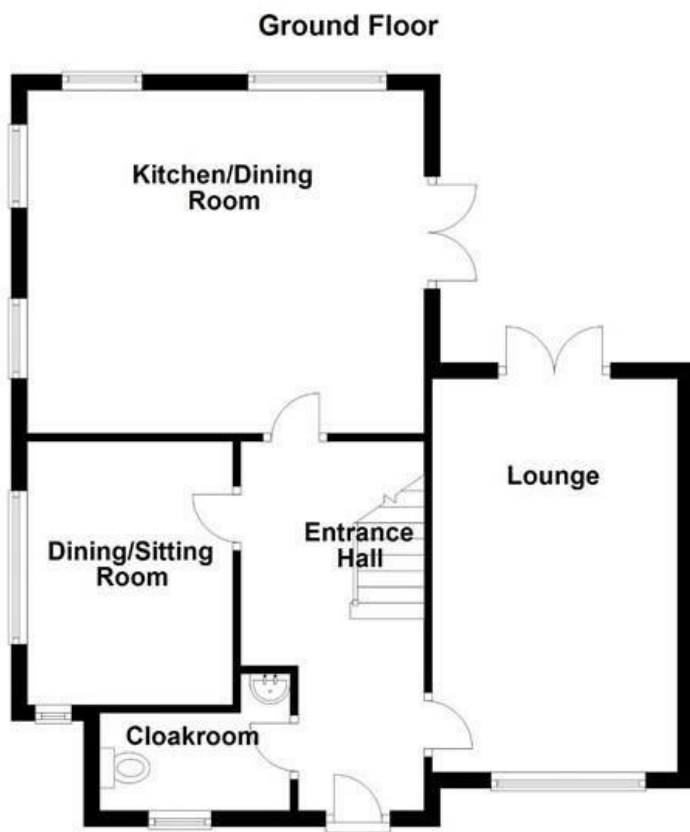
Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.