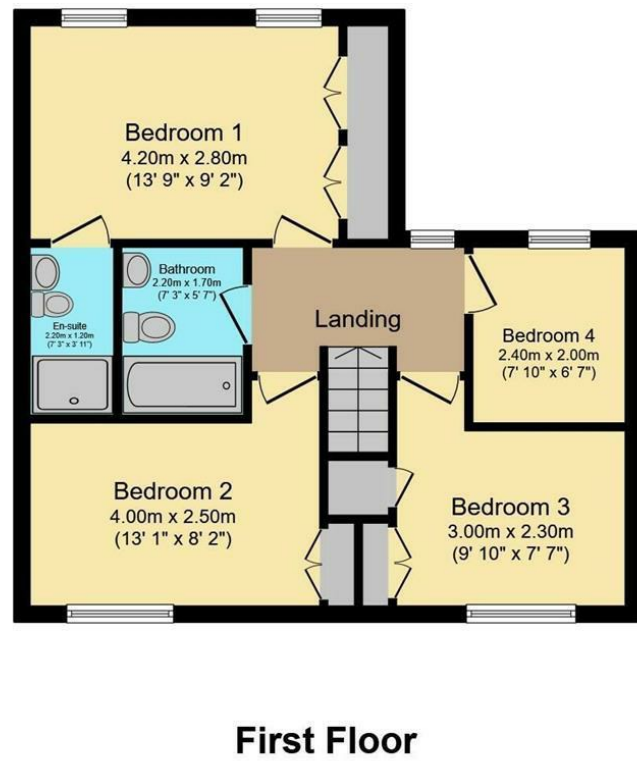


.12 Tinsley Avenue, Cradley Heath, B64 5JD



Total floor area 103.4 m² (1,113 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

.12 Tinsley Avenue, Cradley Heath



Hicks Hadley

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B63 4PU

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****NO UPWARD CHAIN****

A superbly presented and well maintained modern four bedroom detached house in this most convenient of cul-de-sac locations for schools, transport links and all local amenities. The property briefly comprises: entrance hall, downstairs wc, dual aspect sitting room, open plan multi-aspect kitchen/diner, spacious dual aspect lounge, family bathroom and four generously sized bedrooms to first floor with dual aspect master offering ensuite shower room. The property further benefits from low maintenance private rear garden, driveway, long garage with garden access door, gas central heating and double glazing. A FANTASTIC, SPACIOUS MODERN PROPERTY WITH A THOUGHTFUL LAYOUT OFFERING BRIGHT ROOMS. VIEWING HIGHLY RECOMMENDED. EPC: TBA

Hicks Hadley

Offers In The Region Of £340,000 - Freehold



Entrance Hall

With obscured double glazed composite front door, central heating radiator, stairs to first floor, storage cupboard and doors into:

Downstairs WC

With low flush wc, vanity wash hand basin, central heating radiator and obscured double glazed window to front elevation.

Dual Aspect Sitting Room 10'9 x 9'4 (3.28m x 2.84m)

With central heating radiator, electric fire and double glazed windows to front and side elevation.

Open Plan Kitchen/Diner 16'2 x 14' (4.93m x 4.27m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, splash back tiling, integrated Belling oven and grill, integrated Belling five ring gas hob, extractor over, space for fridge/freezer, plumbing for automatic washing machine, plumbing for dishwasher, tiled flooring, storage cupboard, two central heating radiators, two double glazed windows to side elevation, two double glazed windows to rear elevation and double glazed French doors into garden.

Spacious Dual Aspect Lounge 16'1 x 10' (4.90m x 3.05m)

With central heating radiator, electric fire, double glazed window to front elevation and double glazed French doors to rear elevation.

Landing

With double glazed window to rear elevation and doors into:

Master Bedroom 13'7 x 9'2 (4.14m x 2.79m)

Having integrated wardrobes, central heating radiator, two double glazed windows to rear elevation, double glazed window to side elevation and door into:

Ensuite Shower Room

Having walk in shower cubicle, low flush wc, vanity wash hand basin, central heating radiator, tiled flooring and obscured double glazed window to side elevation.

Bedroom Two 12'10 x 8'4 (3.91m x 2.54m)

With integrated wardrobes, central heating radiator and double glazed window to front elevation.

Bedroom Three 9'11 x 7'6 (3.02m x 2.29m)

With storage cupboard, loft hatch, central heating radiator and double glazed window to front elevation.



Bedroom Four 7'10 x 6'9 (2.39m x 2.06m)

With central heating radiator and double glazed window to rear elevation.

Bathroom

Having suite to include 'L' shaped bath with shower screen, shower over, low flush wc, heated towel rail and wash hand basin.

Long Garage 17'10 x 8'11 (5.44m x 2.72m)

Having up and over door and door into garden.

Outside

Front: With driveway to the left hand side offering electric car charging point, garage front entrance and steps up to front access door.

Rear: With paved patio area, low level fenced off



adjacent artificial lawn, summerhouse and access to garage.

Agents Note

All main services are connected.

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: TBA

Tenure information: FREEHOLD

COUNCIL TAX BAND: D

