

AP MORGAN



 **AYNSLEY DRIVE**  
Cradley Heath B64

**Aynsley Drive, Cradley Heath**  
Offers in Excess of £350,000

**Features:**

- Modern detached property
- Four bedrooms
- Master with en-suite
- Two bathrooms
- Stunning kitchen/diner
- Off road parking
- Popular location
- EPC - B

**Description:**

A beautifully presented four-bedroom detached house located on a quiet estate in a popular area of Cradley Heath.

This property briefly comprises; Entrance hallway that benefits from under stairs storage and W.C, a modern and well-fitted kitchen/diner/living area which benefits from having an integrated washing machine, dishwasher, fridge freezer, oven, five ring gas burner hob, as well as double doors onto the rear patio area. Lastly on the ground floor is a spacious lounge with a feature fireplace and double doors onto the rear patio.

The first floor lends itself to four bedrooms, the first is a master and has space for wardrobes as well as boasting its own en-suite with shower unit, the second is also a double benefitting from space for wardrobes, the third is a good-size single with space for wardrobes and the fourth bedroom which is currently being used as a dressing room is also a good size single with space for wardrobes. Lastly on the first floor is a family bathroom with a bath and overhead shower unit and additional storage available on the landing.

Externally the property has a good-size mainly laid-to lawn rear garden which has attractive planting borders and a brick border wall. This property also benefits from side access and a private front driveway which can accommodate two vehicles as well as an accompanying garage. The property is ideally situated for shops and amenities, with Merry Hill Shopping Centre being close-by. For commuters, Cradley Heath train station is a short distance and there are road links to Merry Hill and Birmingham via the M5, and public bus routes run nearby providing routes to Halesowen, Stourbridge areas.



**Details:**

**Hallway**

6' 4" x 8' 9" (1.93m x 2.66m) (Max)

**Kitchen/Diner**

27' 1" x 8' 9" (8.25m x 2.66m) (Max)

**Lounge**

20' 3" x 10' 5" (6.17m x 3.17m) (Max)

**W.C**

3' 3" x 7' 0" (0.99m x 2.13m) (Max)

**Master Bedroom**

12' 2" x 12' 9" (3.71m x 3.88m) (Max)

**En-suite**

4' 4" x 6' 6" (1.32m x 1.98m) (Max)

**Bedroom Two**

10' 6" x 12' 9" (3.20m x 3.88m) (Max)

**Bedroom Three**

10' 3" x 9' 2" (3.12m x 2.79m) (Max)

**Bedroom Four**

10' 5" x 9' 1" (3.17m x 2.77m) (Max)

**Family Bathroom**

6' 7" x 7' 0" (2.01m x 2.13m) (Max)

**Garage**

21' 0" x 9' 0" (6.40m x 2.74m) (Max)

**EPC Rating:** B

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** (tbc by solicitors).

**For more information or to arrange a viewing, please call us on 0121 809 9809.**



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

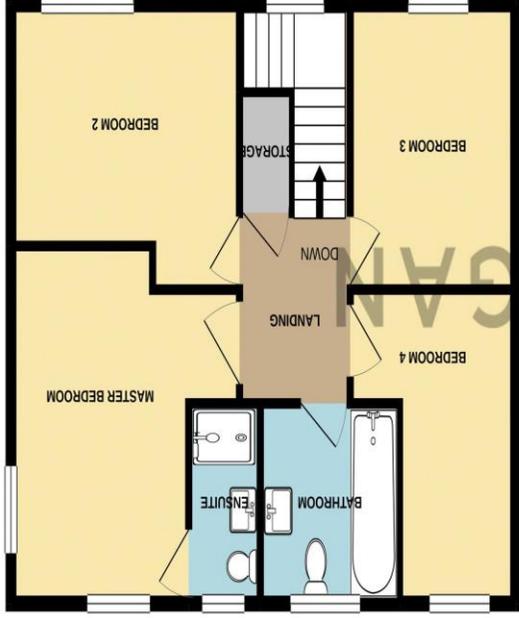
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1309 sq.ft. (121.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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