



Webb's

Formby Way | Turnberry / Bloxwich, Walsall | WS3 3TL

Offers In The Region Of £425,000

 **Webb's**
estate agents

Summary

*** LARGE DETACHED FAMILY HOME ** FOUR/FIVE BEDROOMS ** THREE BATHROOMS ** CONSERVATORY ** WELL PRESENTED ** TWO RECEPTION ROOMS ** ENCLOSED REAR GARDEN ** VIEWING HIGHLY ADVISED ***

WEBBS ESTATE AGENTS are delighted to be marketing this SPACIOUS FOUR/FIVE BEDROOMS DETACHED FAMILY HOME on Formby Way, part of the highly sought after TURNBERRY ESTATE with superb local amenities including schooling, shops, pubs and great transport links.

Internally this ample property comprises of a porch, entrance hallway, lounge, dining room, conservatory, kitchen, utility room, fifth bedroom, storage room and shower room to the ground floor. Upstairs boasts FOUR bedrooms with ensuite to main and family bathroom. Externally there is good parking to front for numerous vehicles via the driveway and a well proportioned fully enclosed garden to the rear.

This well presented dwelling would ideally suit a large family that values space. Call us TODAY to arrange your early viewing to avoid missing out.

Council Tax Band: F

Tenure: Freehold

Key Features

- SUBSTANTIAL FAMILY HOME
- FOUR/FIVE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- WELL PRESENTED
- DETACHED
- ENSUITE, SHOWER ROOM & BATHROOM
- CONSERVATORY
- GOOD SIZED REAR GARDEN
- VIEWING HIGHLY ADVISED

Rooms and Dimensions

- Ground Floor -

Porch

Entrance Hallway

Living Room

16'2" x 12'2" (4.95m x 3.73m)

Dining Room

12'7" x 10'0" (3.86m x 3.06m)

Kitchen

17'1" x 9'3" (5.23m x 2.84m)

Utility Room

7'10" x 5'10" (2.39m x 1.78m)

Conservatory

12'10" x 11'10" (3.92m x 3.62m)

Shower Room

5'9" x 5'6" (1.77m x 1.69m)

Ground Floor Bedroom

17'5" x 7'11" (5.33m x 2.43m)

Storage

18'2" x 7'9" (5.55m x 2.38m)

- First Floor -

Landing

Bedroom One

13'8" x 12'2" (4.17m x 3.73m)

Ensuite

9'0" x 5'6" (2.76m x 1.69m)

Bedroom Two

14'5" x 10'11" (4.40m x 3.33m)

Bedroom Three

10'11" x 9'4" (3.33m x 2.87m)

Bedroom Four

9'7" x 9'0" (2.94m x 2.76m)

Family Bathroom

7'0" x 6'2" (2.15m x 1.88m)

- Externally -

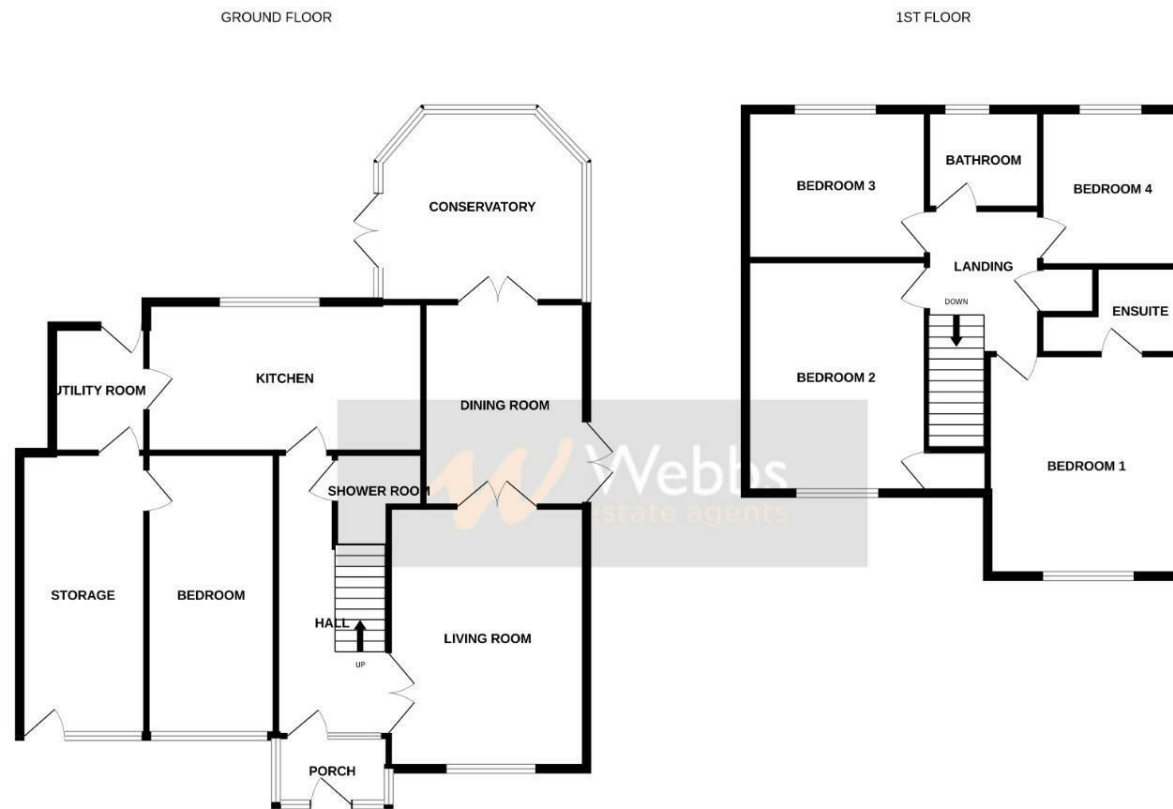
Driveway

Enclosed Rear Garden

COAL MINING







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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: A 100-109 kWh/m ²	Energy Efficiency Rating: B 81-100 kWh/m ²	Environmental Impact (CO ₂) Rating: B2 100-110 g/kWh	Environmental Impact (CO ₂) Rating: B 90-100 g/kWh
Energy Efficiency Rating: B 71-100 kWh/m ²	Energy Efficiency Rating: C 51-70 kWh/m ²	Environmental Impact (CO ₂) Rating: B3 110-120 g/kWh	Environmental Impact (CO ₂) Rating: B1 80-90 g/kWh
Energy Efficiency Rating: C 61-70 kWh/m ²	Energy Efficiency Rating: D 41-50 kWh/m ²	Environmental Impact (CO ₂) Rating: C 120-130 g/kWh	Environmental Impact (CO ₂) Rating: C 110-120 g/kWh
Energy Efficiency Rating: D 51-60 kWh/m ²	Energy Efficiency Rating: E 41-50 kWh/m ²	Environmental Impact (CO ₂) Rating: D 130-140 g/kWh	Environmental Impact (CO ₂) Rating: D 120-130 g/kWh
Energy Efficiency Rating: E 41-50 kWh/m ²	Energy Efficiency Rating: F 31-40 kWh/m ²	Environmental Impact (CO ₂) Rating: E 140-150 g/kWh	Environmental Impact (CO ₂) Rating: E 130-140 g/kWh
Energy Efficiency Rating: F 31-40 kWh/m ²	Energy Efficiency Rating: G 21-30 kWh/m ²	Environmental Impact (CO ₂) Rating: F 150-160 g/kWh	Environmental Impact (CO ₂) Rating: F 140-150 g/kWh
Energy Efficiency Rating: G 21-30 kWh/m ²	Energy Efficiency Rating: G 1-20 kWh/m ²	Environmental Impact (CO ₂) Rating: G 160-180 g/kWh	Environmental Impact (CO ₂) Rating: G 150-160 g/kWh

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