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**Burslem Close | Bloxwich / Turnberry, Walsall | WS3 3YD**

**Offers In Excess Of £425,000**

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estate agents



# Summary

**\*\* DESIRABLE TURNBERRY ESTATE LOCATION \*\* LOVELY QUIET POSITION \*\* SPACIOUS AND WELL MAINTAINED DETACHED FAMILY HOME \*\* FOUR DOUBLE BEDROOMS\*\* MODERN EN - SUITE \*\* TWO RECEPTION ROOMS \*\* STUDY/OFFICE \*\* CONSERVATORY \*\* MODERN RE- FITTED KITCHEN AND UTILITY ROOM \*\* GUEST WC \*\* DOUBLE GARAGE AND DRIVEWAY PROVIDING AMPLE PARKING \*\* PRIVATE REAR GARDEN \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are delighted to bring to market this deceptively spacious family sized favourably positioned within a lovely cul-de-sac set in the highly sought after Turnberry Estate. Close to all local amenities including schools shops and great transport links. Internally this property boasts an entrance porch, hallway, living room, dining room, study/office, re-fitted modern kitchen, conservatory, utility room and guest WC, the first floor landing leads to four double bedrooms, a modern ensuite and family bathroom. Externally there is a driveway to the front, double garage with overheight electric roller doors, the side access leads to the fully enclosed private rear garden which is very well maintained and an ideal entertaining space. We dont see this one being available for long so get in touch today and arrange your early viewing. Contact the Bloxwich branch on 01922 663399.

# Key Features

- IMPRESSIVE MODERN DETACHED FAMILY SIZED HOME
- LOVELY QUIET POSITION
- LIVING ROOM, DINING ROOM AND STUDY/OFFICE
- MODERN RE - FITTED KITCHEN, UTILITY AND GUEST WC
- DETACHED DOUBLE GARAGE WITH DRIVEWAY AND FOREGARDEN
- DESIRABLE TURNBERRY ESTATE LOCATION
- FOUR DOUBLE BEDROOMS
- CONSERVATORY
- FAMILY BATHROOM AND MODERN RE-FITTED EN - SUITE
- PRIVATE REAR GARDEN

# Rooms and Dimensions

- Garage**  
16'7" x 16'11" (5.08m x 5.18m)
- Enclosed entrance porch**
- Reception hall**
- Study/office room**  
16'6" x 7'9" (5.03m x 2.37m)
- Main living room**  
16'6" x 10'6" (5.03m x 3.21m)
- Dining room**  
9'11" x 8'11" (3.04m x 2.73m)
- Conservatory**  
12'5" x 10'8" (3.79m x 3.26m)
- Kitchen**  
12'4" x 9'11" (3.77m x 3.03m)
- Utility room**  
6'0" x 4'11" (1.83m x 1.52m)
- Guest cloaks/WC**

- First floor landing**
- Master bedroom**  
15'8" x11'4" (4.79m x3.47m)
- Modern re-fitted en suite**
- Bedroom two**  
14'2" x 8'2" (4.34m x 2.49m)
- Bedroom three**  
11'2" x 8'1" (3.41m x 2.47m)
- Bedroom four**  
11'4" x 7'7" (3.46m x 2.32m)
- Family bathroom/WC**  
6'10" x 5'10" (2.09m x 1.78m)
- Front garden and driveway**
- Detached double garage**
- Private, landscaped and enclosed rear garden**
- Identification Checks**

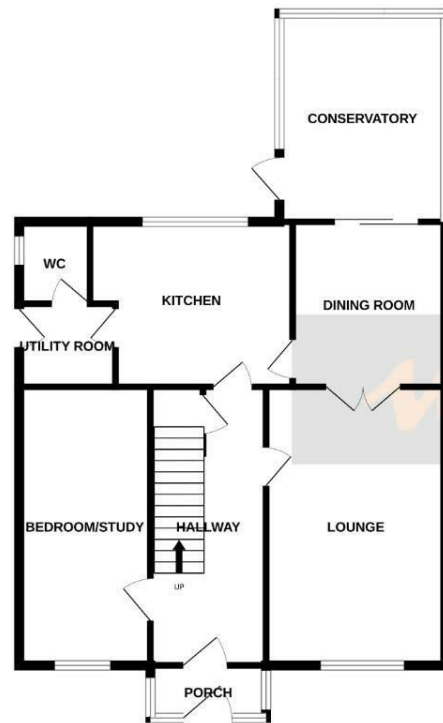




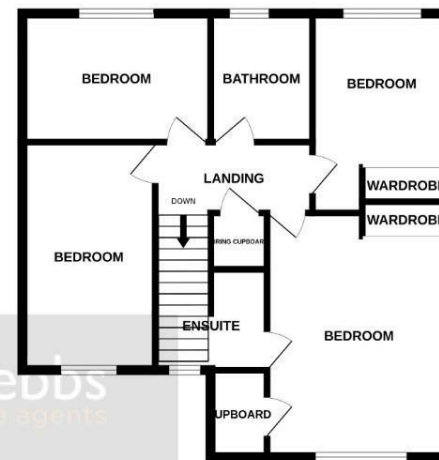




GROUND FLOOR

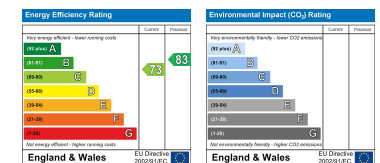


1ST FLOOR



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.



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