



Wetherby Road | Walsall | WS3 3XX

£260,000

 **Webbs**
estate agents

Summary

** HIGHLY DESIRABLE TURNBERRY ESTATE LOCATION ** MODERN DETACHED PROPERTY ** NO ONWARD CHAIN ** IMMACULATEDLY MAINTAINED AND IMPROVED TO A HIGH STANDARD ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED ** THREE BEDROOMS ** MODERN BATH/SOWER ROOM ** SPACIOUS MAIN OPEN PLAN LIVING DINING ROOM ** RE-FITTED MODERN KITCHEN ** DOUBLE DRIVEWAY ** PRIVATE REAR GARDEN ** GARAGE ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering this impressive, immaculately maintained and improved modern detached home situated on the highly desirable Turnberry estate being close to all local amenities, shops, schools and train station. Briefly comprising on the ground floor: Entrance porch, Reception hallway, main open plan living dining room, modern fitted kitchen. The first floor landing leads to three bedrooms and modern family bath/shower room with WC. Externally there is a double driveway to the fore leading to a single integral garage, the rear garden is private and enclosed. For a viewing please call 01922 663399.

Key Features

- WELL MAINTAINED AND IMPROVED MODERN DETACHED HOME
- THREE BEDROOMS
- SPACIOUS OPEN PLAN LIVING DINING ROOM
- GARAGE AND DOUBLE DRIVEWAY
- HIGHLY SOUGHT AFTER TURNBERRY ESTATE LOCATION
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN
- MODERN FITTED BATH/SOWER ROOM
- PRIVATE REAR GARDEN
- EASY ACCESS TO TRAIN STATION, AMENITIES AND SHOPS

Rooms and Dimensions

Entrance porch

Reception hallway

Kitchen

9'10" x 7'4" (3.02m x 2.24m)

Open plan living dining room

18'9" x 11'7" max 7'4" min (5.74m x 3.54m max 2.26m min)

First floor landing

Bedroom one

11'3" x 10'0" (3.43m x 3.07m)

Bedroom two

10'4" x 8'1" (3.17m x 2.47m)

Bedroom three

10'3" x 6'8" (3.14m x 2.05m)

Bath/shower room

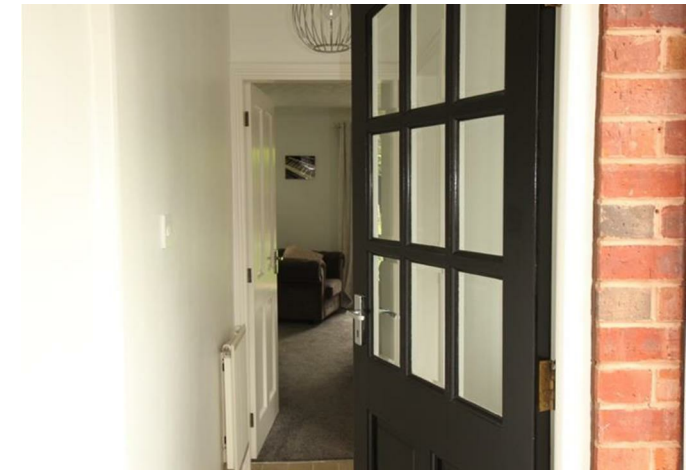
8'2" x 8'3" (2.49m x 2.53m)

Front driveway

Single integral garage

17'4" x 7'6" (5.30m x 2.29m)

Private and enclosed rear garden







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: 85 Energy Efficiency Scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact: 85 Environmental Impact Scale: A (10-20), B (21-30), C (31-40), D (41-50), E (51-60), F (61-70), G (71-80)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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