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Haverhill Close | Walsall | WS3 3TH

Offers Over £425,000

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Summary

**** DESIRABLE TURNBERRY ESTATE LOCATION ** QUIET CUL DE SAC POSITION ** NO ONWARD CHAIN ** MODERN FAMILY SIZED DETACHED HOME ** SPACIOUS AND WELL MAINTAINED DETACHED FAMILY HOME ** FOUR DOUBLE BEDROOMS ** MODERN FAMILY BATHROOM AND EN - SUITE ** GUEST WC ** LIVING ROOM ** DINING ROOM ** MODERN FITTED KITCHEN AND UTILITY ROOM ** DOUBLE GARAGE AND DRIVEWAY PROVIDING AMPLE PARKING ** PRIVATE REAR GARDEN ** VIEWING HIGHLY ADVISED ****

Webbs Estate Agents are delighted to bring to market this deceptively spacious detached home offering no onward chain, set within a lovely quiet cul-de-sac and in the highly sought after Turnberry Estate close to all local amenities including schools shops, golf club and train station. Internally the property comprises of Entrance porch, reception hallway, living room, dining room, kitchen, utility room and guest WC, the first floor landing leads to four bedrooms, family bathroom and en suite. Externally there is a driveway to the front and garden leading to a double garage, the side access leads to the fully enclosed private landscaped rear garden. Contact the Bloxwich branch on 01922 663399.

Key Features

- HIGHLY REGARDED TURNBERRY ESTATE LOCATION
- FOUR DOUBLE BEDROOMS
- RE FITTED KITCHEN AND UTILITY ROOM
- DOUBLE GARAGE
- GENEROUS PRIVATE REAR GARDEN
- QUIET CUL DE SAC POSITION WITH NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM AND ENSUITE AND GUEST WC
- FRONT GARDEN AND AMPLE DRIVEWAY PARKING
- EASY ACCESS TO SHOPS, SCHOOLS, GOLF CLUB AND TRAIN STATION

Rooms and Dimensions

Entrance Porch

Reception hall

Guest WC

Main living room

17'0" x 11'8" (5.20m x 3.57m)

Dining room

10'11" x 9'10" (3.35m x 3.00m)

Kitchen

10'7" x 10'7" (3.25m x 3.24m)

Utility room

7'8" x 5'4" (2.35m x 1.63m)

First floor landing

Bedroom one

12'9" x 12'0" (3.91m x 3.67m)

En suite

Bedroom two

11'2" x 8'6" (3.42m x 2.60m)

Bedroom three

10'5" x 8'4" (3.18m x 2.56m)

Bedroom four

9'11" x 9'0" (3.04m x 2.75m)

Family bathroom

9'0" x 6'7" (2.76m x 2.01m)

Front garden and driveway

Double garage

18'1"ax 16'2" in x 17'5" (5.53max 4.93min x 5.31m)

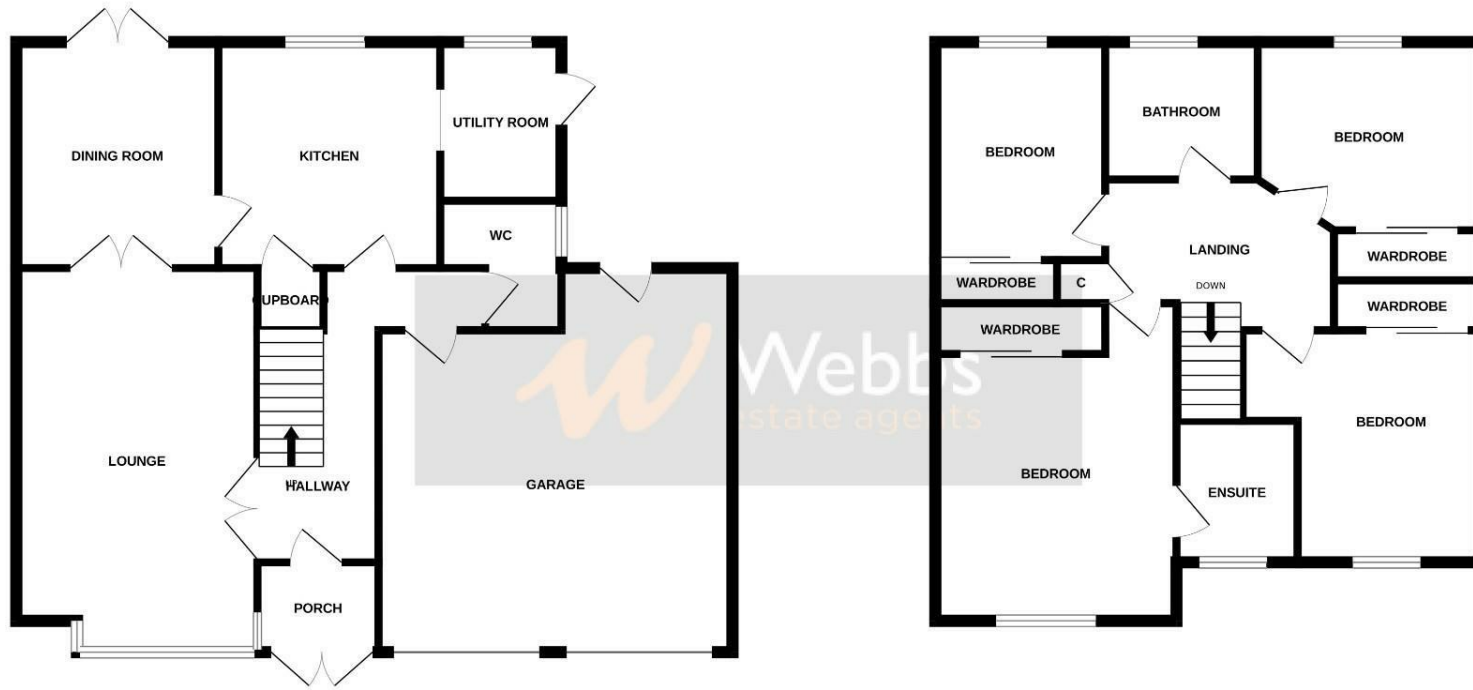
Private rear garden





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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lowest energy costs 100-125 kWh/m ² /year 125-150 kWh/m ² /year 150-175 kWh/m ² /year 175-200 kWh/m ² /year 200-225 kWh/m ² /year 225-250 kWh/m ² /year 250-300 kWh/m ² /year 300+ kWh/m ² /year		Best environmental impact - lowest CO ₂ emissions 100 g CO ₂ /m ² /year 100-125 g CO ₂ /m ² /year 125-150 g CO ₂ /m ² /year 150-175 g CO ₂ /m ² /year 175-200 g CO ₂ /m ² /year 200-225 g CO ₂ /m ² /year 225-250 g CO ₂ /m ² /year 250-300 g CO ₂ /m ² /year 300+ g CO ₂ /m ² /year	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	