



64 Selsdon Road, Turnberry Estate,  
Walsall, WS3 3UE

Offers in the Region Of £200,000

# Turnberry Estate

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Selsdon Road is a well presented two-bedroom town house which is situated in a much sought after cul-de-sac and would make an ideal first-time purchase.

The property is approached via a front garden leading to the welcoming front door entrance.

Internally, the ground floor accommodation benefits from a good size lounge with window overlooking the front elevation, store cupboard, stairs to the first floor and door leading to the kitchen. The kitchen comprises a range of wall and base units, work surfaces, inset sink along with integrated oven, hob, extractor and fridge freezer. The kitchen has the added benefit of opening into the delightful conservatory with double doors to the rear garden.

To the first floor, there are two double bedrooms along with a well-appointed family bathroom along with access to a half-boarded loft space with drop down ladder providing extra storage space.

To the rear of the property there is a pleasant garden with a range of mature shrubs and bushes.

This impressive property further benefits from its own parking space and should be viewed at the earliest possible opportunity.



## Property Specification



### Lounge

17' 4" max x 11' 9" max (5.29m max x 3.57m max)

### Kitchen

11' 9" x 9' 1" (3.57m x 2.78m)

### Conservatory

9' 11" x 7' 10" (3.03m x 2.40m)

### Bedroom One

11' 9" x 9' 1" (3.57m x 2.78m)

### Bedroom Two

11' 9" x 9' 5" max (3.57m x 2.87m max )

### Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

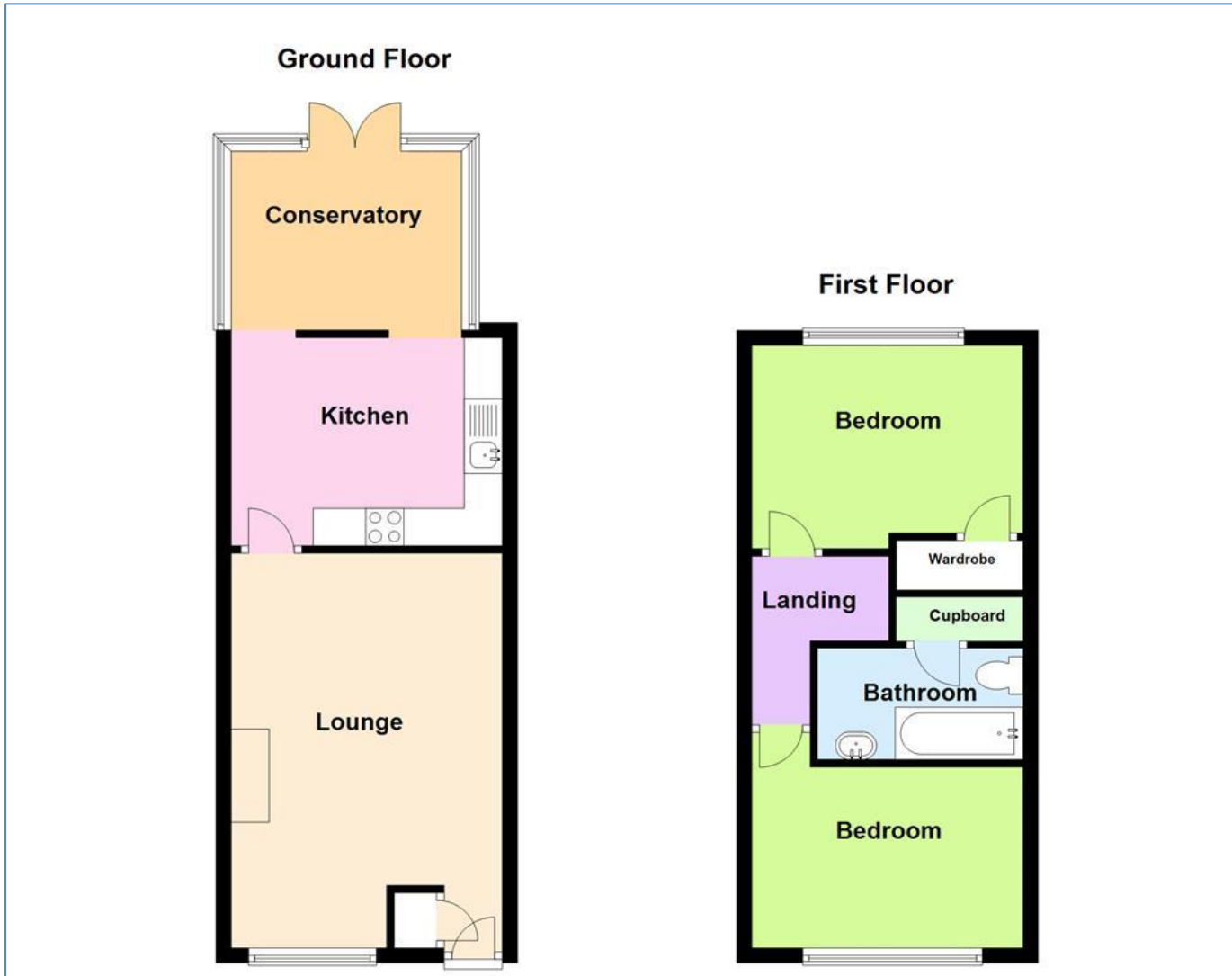
Services connected: Gas, Electric, Drainage and Water

Council tax band: B

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

