



8 Turnberry Close, Perton

THOMAS HARVEY
ESTATE AGENTS

A Most Deceptive Three Bedroom Two Bathroom Detached Bungalow, Occupying A Large & Prominent Corner Position In A Favoured Residential Area, A Perfect Opportunity For Buyers Requiring A Home To Restyle To Own Requirements!

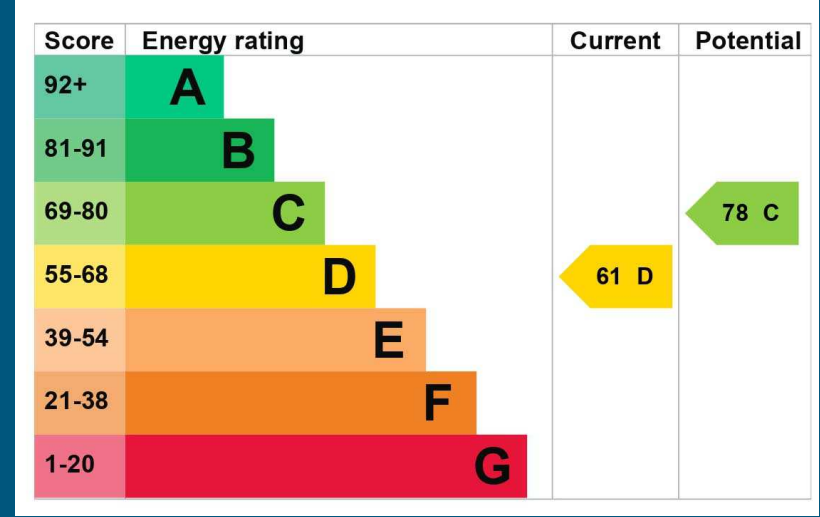
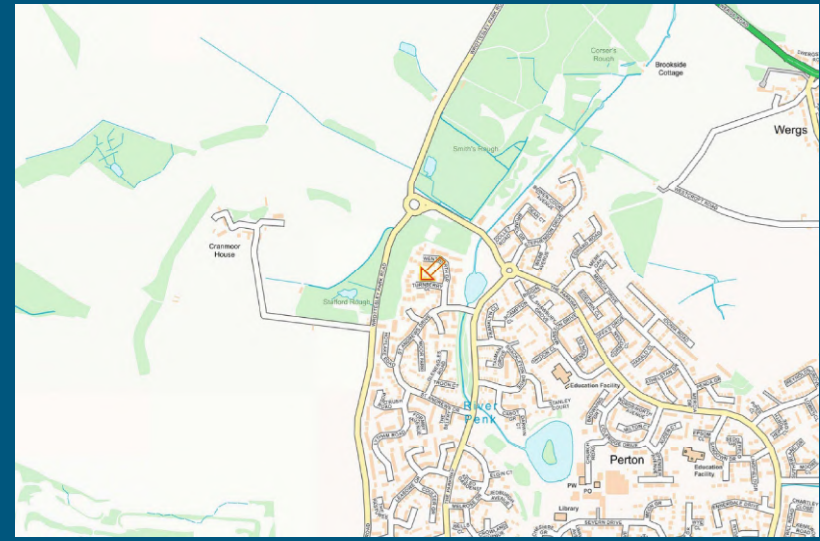
8 Turnberry Close, Perton, Wolverhampton, WV6 7RE
Asking Price: £375,000

- Tenure: Freehold
- Council Tax: Band E – South Staffordshire
- EPC Rating: D (61) No: 8135-7629-2400-0587-5296
- Total Floor Area: 1536.0sq feet (142.7sq metres) Approx.
- No Upward Chain
- Services: We are informed by the Vendors that all main services are installed
- Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
- Mobile: Ofcom checker shows three of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying an exclusive & prominent position on the corner of this small select cul de sac, just off Wentworth Grove and therefore situated in one of the most favoured areas of Perton, this individually designed detached bungalow offers a number of characteristic & special features, with viewing an absolute must to appreciate this unique property.

Extended & restyled over the years to create an individually designed home, at approximately 1536.0sq feet (142.7sq metres), the comfortable accommodation is ideal for purchasers requiring the space from a traditional house, yet all on one level and still offering tremendous potential to reconfigure the layout to create an open plan design at the rear if so required. The accommodation includes entrance hall with built in cloaks cupboard, two double bedrooms at the front, a family bathroom and the master bedroom is at the rear with an ensuite shower room. The front living room with open archway to the dining room, creates a spacious and versatile living space for owners own requirements and both reception rooms enjoy a dual window aspect. From the dining room, access leads to the utility room and further leads to the breakfast kitchen which is fitted with a white traditional suite. Adjacent is a sun room which could be used for a multitude of purposes. The enclosed rear garden is of a good size, providing a pleasant setting with feature ornamental pool and maintaining the maximum privacy which is not always the case with properties of this type. As the bungalow sits on a corner position, the surrounding gardens add to the appeal of the exterior and at the far side is a driveway providing off road parking and leads to the double width garage.

Although situated on the outskirts of Perton, Turnberry Close is still extremely convenient for the majority of amenities including walking distance of schooling in both sectors, a number of shops & restaurants/ public houses and Bilbrook train station is just over 2 miles away. Tettenhall & Codsall are also within easy reach. Truly one of the finest examples of its type and offering with No Upward Chain, the accommodation further comprises:



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Entrance Hall: Composite front door with double glazed opaque side windows, radiator, wall light points, coved ceiling, loft hatch and built in cloaks / storage cupboard.

Bedroom One: 12'1" (3.68m) x 10'8" (3.25m max)

Radiator, coved ceiling and double glazed window to rear. **Ensuite Shower Room: 6'9" (2.05m) x 5'7" (1.69m)** Fitted with a white suite comprising walk in double shower, low level WC, pedestal wash hand basin, radiator, PVC panelled walls, vinyl flooring and double glazed opaque window to rear.

Bedroom Two: 11'7" (3.52m) x 8'8" (2.63m)

Radiator, coved ceiling and double glazed window to front.

Bedroom Three: 11'7" (3.54m) x 7'7" (2.31m)

Radiator, built in floor to ceiling wardrobe, coved ceiling and double glazed window to front.

Bathroom: 7'10" (2.38m) x 5'7" (1.69m)

Fitted with a white suite comprising panelled bath with hand held spray, low level WC, pedestal wash hand basin, chrome heated towel rail, PVC panelled walls, vinyl flooring and double glazed opaque window to side.

Living Room: 11'4" (3.45m) x 15'11" (4.85m)

Marble style fireplace & hearth with decorative surround, radiator, coved ceiling, double glazed window to side and matching bow window to front. An open archway leads to:

Dining Room: 11'4" (3.45m) x 20'11" (6.37m)

Two radiators, coved ceiling, double glazed bow window to side and patio doors to rear garden.

Utility: 5'10" (1.78m) x 10ft (3.05m)

Built in base cupboards with concealed gas fired central heating boiler, plumbing for washing machine, stainless steel single drainer sink unit, coved ceiling, tiled flooring and double glazed window to side. An open archway leads to:

Breakfast Kitchen: 14'2" (4.33m) x 10ft (3.05m)

Fitted with a matching suite of traditional white units comprising a range of base cupboards, drawers & suspended wall cupboards, display shelving plate unit, matching worktops with stainless steel single drainer sink unit, gas point for cooker, recess for under counter fridge & freezer, radiator, part tiled walls, coved ceiling, tiled flooring and double glazed window with door to rear garden.

Sunroom / Conservatory: 13'5" (4.10m) x 7ft (2.14m)

Radiator, tiled flooring, wall light points and door to front.

Double Garage: 16'9" (5.10m) x 16'7" (5.05m)

Up & Over double garage door, power, lighting, workshop area and opaque glazed door & window to rear garden.

Rear Garden: Landscaped with full width paved patio including matching path, squared centre lawn, flowering borders with a variety of shrubs & trees, rear full width terrace with feature ornamental fish pool, garden shed, surrounding fencing & walling with side storage/ entry.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance, please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

















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**Total Floor Area: 1536.0sq feet
(142.7sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that the property is in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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