

Road Map



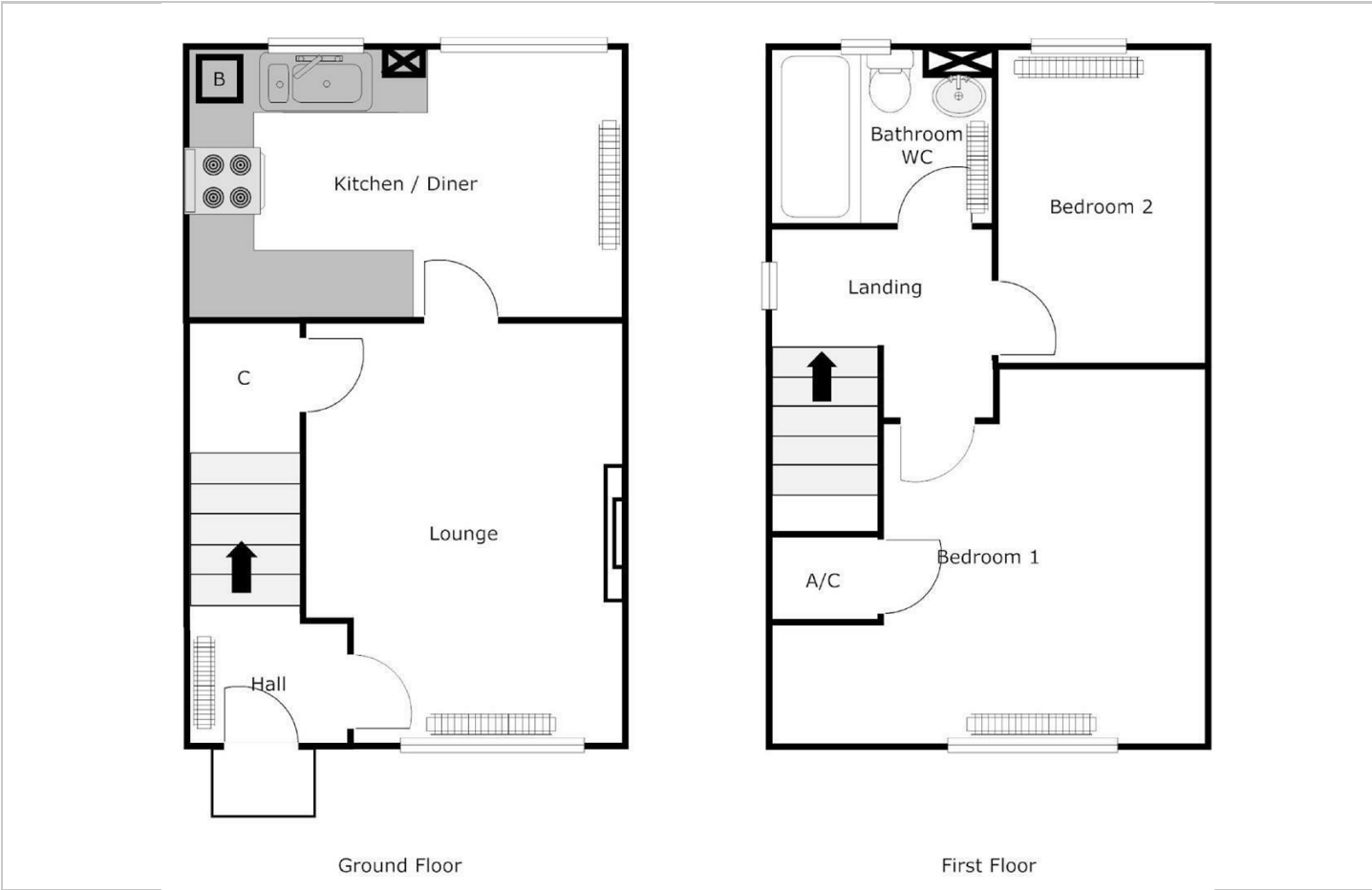
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



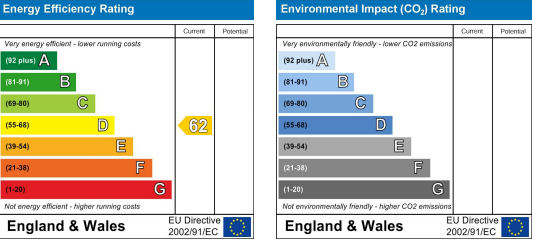
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Energy Performance Graphs



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CHARTERED SURVEYORS | ESTATE AGENTS



2 Turton Close

Turnberry, Bloxwich WS3 3XY
£1,000 Per Calendar Month



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DESCRIPTION

Nestled in the charming area of Turton Close, Walsall, this delightful end terrace house offers a perfect blend of modern living and comfort. Spanning approximately 700 square feet, this property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space.

Constructed in 1995, the house has recently undergone a thoughtful refurbishment, ensuring that it meets contemporary standards. The updates include a brand-new kitchen and bathroom/WC, along with fresh redecoration and new flooring throughout. This attention to detail promises a fresh and inviting atmosphere for its future occupants.

The property features a welcoming canopy porch that leads into an entrance hall, providing access to a spacious lounge and a dining kitchen, perfect for entertaining or enjoying family meals. The two good-sized bedrooms offer ample space for relaxation and rest, while the modern bathroom/WC adds to the convenience of daily living.

Additional highlights include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the property benefits from driveway parking, as well as fore and rear gardens, providing outdoor space for leisure and gardening.

This home will be available from early 2026, making it an excellent opportunity for those looking to secure a modern residence in a desirable location. With its

thoughtful renovations and convenient amenities, this end terrace house is poised to become a wonderful place to call home.

The internal accommodation may be more fully detailed as follows;- (All measurements approximate)

ON THE GROUND FLOOR

A CANOPY PORCH

With timber and glazed entrance door opens into a;-

WELCOMING RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor, double panel radiator, laminate flooring and door into the;-

FRONT LOUNGE measuring

13' 1" x 9' 10" (3.96m 0.30m x 2.74m 3.05m)

The focal point is provided by a feature chimney breast with timber double glazed picture window to the frontal elevation, single panel radiator, useful understairs storage cupboard, coved ceiling, dado rail and door leading to the;-

FULL WIDTH REAR DINING KITCHEN measuring

13' 6" x 8' 5" (3.96m 1.83m x 2.44m 1.52m)

The kitchen area being comprehensively re-equipped in a range of modern Grey coloured base and wall units, incorporating a single drainer stainless steel sink unit with contemporary mixer tap over, Lamona 4 ring gas hob, brushed chrome chimney style extractor hood over and built in electric fan assisted oven below, ceramic tiling to splash back areas, space for a washing machine

and fridge/freezer, new vinyl flooring, single panel radiator, wall mounted central heating boiler, timber and double glazed kitchen window together with sliding double glazed patio door leading onto the rear terrace.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

With access panel to the loft space, and doors radiating to the following;-

FRONT BEDROOM ONE measuring

13' 6" x 11' 9" max (3.96m 1.83m x 3.35m 2.74m max)

Having a timber double glazed window to the frontal elevation, single panel radiator, and built in storage cupboard over the stairwell.

REAR BEDROOM TWO measuring

10' 2" x 6' 6" (3.05m 0.61m x 1.83m 1.83m)

Having a single panel radiator, dado rail and timber double glazed window to the rear aspect.

RE-FURBISHED BATHROOM/WC

Having a contemporary white suite comprised of

panelled bath, vanity wash hand basin, low level WC, single panel radiator, timber and double glazed windows to the rear aspect, aqua boards to the wall areas and extractor fan, Triton instant electric shower and glazed screen.

OUTSIDE

Lawned gardens to front and rear with useful pedestrian access to the rear garden and tarmacadam driveway with parking for approximately 2 cars.

GENERAL INFORMATION

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band B.

SERVICES: All mains services are assumed to be connected to the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

