

Road Map



Hybrid Map



Terrain Map



Floor Plan



29 Belfry Close

Turnberry, Bloxwich WS3 3XL
Offers In The Region Of
£330,000 Freehold

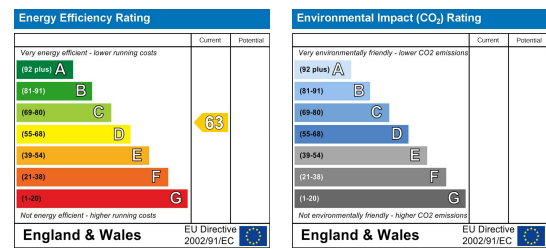


Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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29 Belfry Close

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FULL DESCRIPTION

Nestled at the tranquil head of a cul-de-sac on Belfry Close in Walsall, this spacious detached house offers a wonderful opportunity for those seeking a family home with potential. Built in 1990, the property spans an impressive 2,131 square feet and is conveniently located near the King George V Memorial Playing Fields, providing a serene backdrop for outdoor activities.

Upon entering, you are greeted by a welcoming canopy porch that leads into a generous entrance hall. The ground floor features two reception rooms, including a comfortable lounge and a separate dining room, perfect for entertaining guests or enjoying family meals. The kitchen/diner is a practical space that invites culinary creativity, while the rear lobby offers additional utility space and a convenient guest cloakroom.

The first floor boasts four well-proportioned bedrooms, each equipped with built-in wardrobes, ensuring ample storage. The master bedroom benefits from an en-suite shower room, providing a private retreat, while a family bathroom serves the remaining bedrooms.

This property is gas centrally heated and fitted with PVCu double glazing, ensuring warmth and comfort throughout the seasons. The integral garage and driveway parking add to the convenience, while the private gardens offer a peaceful outdoor space for relaxation and play.

Although the house is in need of modernisation, it is priced to sell and presents a fantastic opportunity for buyers looking to personalise their new home. With no onward chain, you can move in and start making memories right away. This property is a rare find and is sure to attract interest, so do not miss your chance to view this delightful family home.

The internal accommodation may be more fully detailed as follows:- (all measurements approximate)

ON THE GROUND FLOOR

QUARRY TILED OPEN CANOPY PORCH

With outside lantern light, double glazed timber entrance door and side panel opening into the:-

WELCOMING RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor, single panel radiator and door opening into the:-

SPACIOUS FRONT LOUNGE measuring

13'10" x 12'10" max (4.22m x 3.92m max)

With an additional walk in bay window having a leaded light PVCu double glazed frame overlooking for fore garden, double panel radiator with thermostatic valve, coved ceiling and attractive Adam style fire surround with raised hearth and inset flame effect electric fire. A door leads into the:-

REAR DINING ROOM measuring

9'8" x 9'0" (2.95m x 2.76m)

Having PVCu double opening French doors leading to the rear garden, single panel radiator with thermostatic valve and coved ceiling. A further door leads into the:-

'L' SHAPED KITCHEN/BREAKFAST ROOM measuring

13'1" max x 9'10" max (4m max x 3m max)

Comprehensively equipped in a range of white base and wall units, having contrasting roll topped work surfaces, incorporating a single drainer stainless steel sink unit, a Haden four ring gas hob with Ariston extractor hood over, and Belling electric oven built in beneath, plumbing connections for an automatic washing machine, PVCu double glazed window overlooking the rear garden, ceramic tiling to splash back areas, double panel radiator with thermostatic valve, breakfast area with space for table and chairs, and useful; understairs storage cupboard. A door leads into the:-

REAR LOBBY

Having a further double glazed timber door to the garden and archway leading through to the:-

UTILITY AREA measuring

5'10" x 5'2" (1.8m x 1.6m)

Having a matching base unit with a round stainless steel sink, plumbing connections for automatic washing machine and dryer, ceramic tiling to the splash back areas, PVCu double glazed window to the side aspect, a Baxi central heating wall mounted boiler and single panel radiator with thermostatic valve, together with personal door leading into the integral garage.

FITTED GUESTS CLOAKS/WC

Having a coloured suite comprised of low level WC and wash hand basin, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

With access panel to the loft space, airing cupboard with hot water cylinder and slatted linen shelving, together with doors radiating to the following:-

FRONT MASTER BEDROOM ONE measuring

12'11" max x 10'7" to built in wardrobe (3.94m max x 3.25m to built in wardrobe)

Having a PVCu double glazed window to the front aspect with leaded lights, single panel radiator with thermostatic valve, two double wardrobes with mirror sliding doors and door leading to the:-

PART TILED EN-SUITE SHOWER ROOM/WC

With coloured suite, comprised of corner shower cubicle, with Triton instant electric shower and concertina door, low level close coupled WC, built in vanity wash hand basin with light over, PVCu double glazed window to the front aspect and single panel radiator with thermostatic valve.

REAR BEDROOM TWO measuring

9'10" max x 9'3" (3m max x 2.82m)

Having a double built in wardrobe with mirror sliding doors, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

FRONT BEDROOM THREE measuring

10'0" x 8'2" (3.05m x 2.5m)

Having a built in double wardrobe with sliding doors, single panel radiator with thermostatic valve and PVCu double glazed window to the front aspect with leaded lights.

REAR BEDROOM FOUR measuring

7'6" to wardrobes x 8'0" (2.3m to wardrobes x 2.46m)

Having a built in double wardrobe with sliding doors, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

PART TILED FAMILY BATHROOM/WC

Having a white suite comprised of panelled bath with Triton instant electric shower, curtain and rail, pedestal wash hand basin, low level close coupled WC, PVCu double glazed window to the rear aspect and single panel radiator with thermostatic valve.

OUTSIDE

AN INTEGRAL SINGLE CAR GARAGE measuring

16'8" x 8'0" (5.1m x 2.46m)

Having a metal up and over garage door.



GARDENS

To the front of the property, there is a tarmac driveway with parking for two cars, together with open plan lawned fore garden and mature deciduous tree. The property is situated at the head of the cul-de-sac and is approached over a shared tarmac driveway, adjoining King George V Memorial Playing Fields. A side gated pedestrian entrance leads to the fully enclosed rear garden, being lawned and having a circular paved area with mature conifer hedging, providing a high degree of privacy.

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

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

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

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

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

