

Road Map



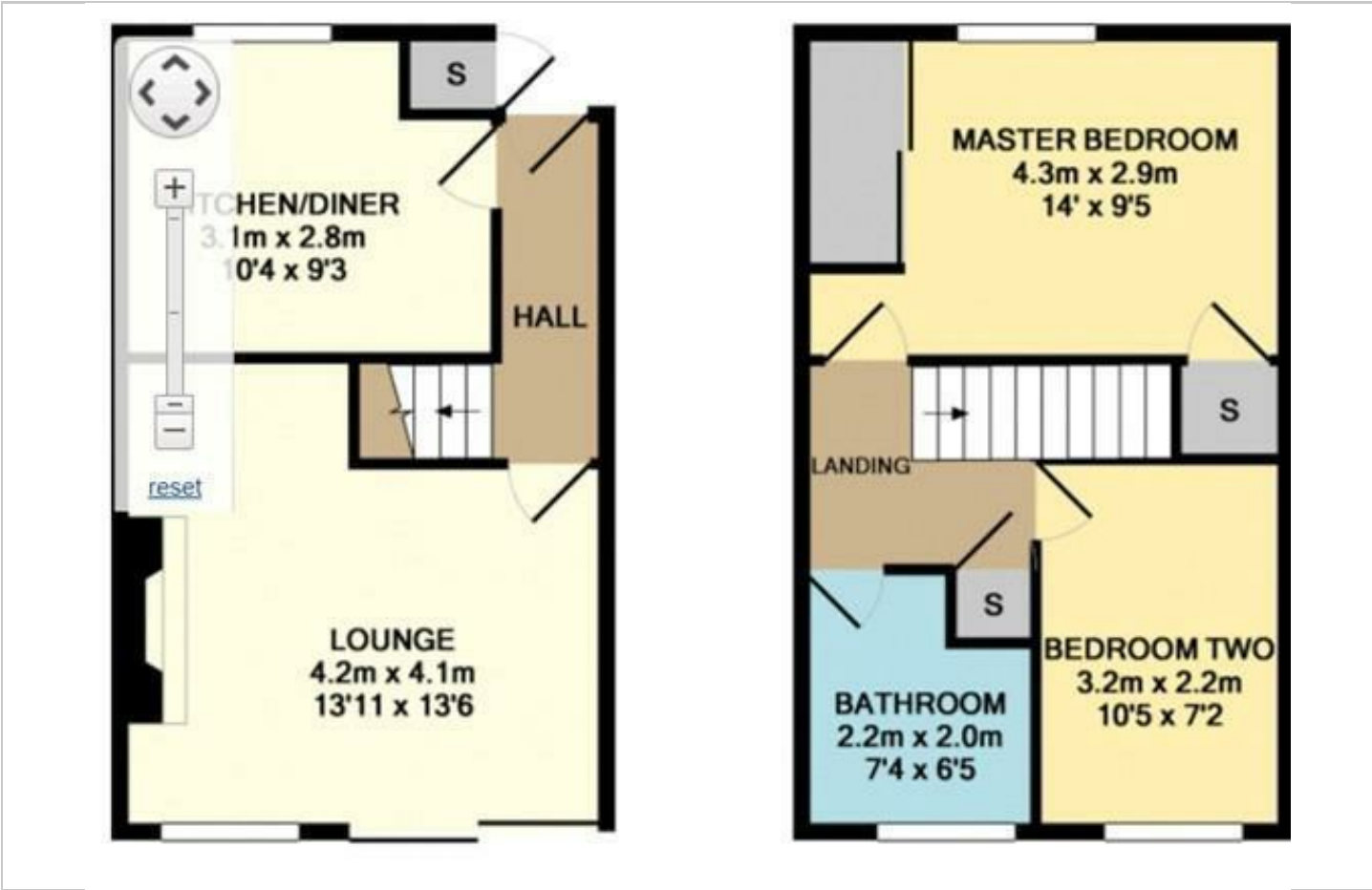
Hybrid Map



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



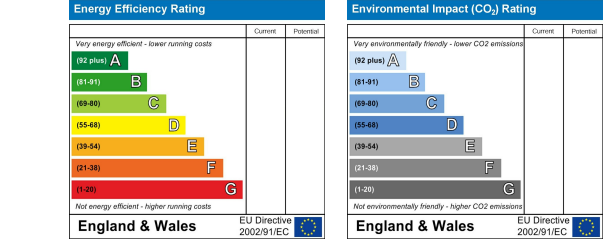
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## 5 Saunton Road

Bloxwich, Walsall WS3 3TS

Offers In The Region Of  
£195,000 Freehold





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## DESCRIPTION

This well presented and deceptively spacious two bedroom mid town house will be of instant appeal to those requiring low maintenance and easily managed accommodation situated within close proximity of all usual local amenities.

Being most worthy of early internal viewing, the property occupies a quiet cul-de-sac location on this popular residential development known as Turnberry. The area boasts all usual local amenities including good schools, bus services and a nearby railway station providing easy commuting to Birmingham City Centre. There is also excellent access to the Midland Motorway Network, shops and retail services and places of public worship.

Offered with immediate availability, the property has ample parking, together with a low maintenance garden the internal accommodation of which briefly includes the following;- (all measurements approximate)

## ON THE GROUND FLOOR

**A PVCu DOUBLE GLAZED ENTRANCE DOOR** opens into an;-

## ENCLOSED STORM PORCH

with quarry tiled floor and deceptively large cloaks storage cupboard and electric meter. A glazed door leads into the;-

## OPEN PLAN BREAKFAST KITCHEN measuring

14'0" x 9'4" max (4.27m x 2.85m max)

the kitchen having being comprehensively equipped in a

range of attractive cream gloss base and wall units having contrasting roll topped work surfaces incorporating a shock resistant one and a half bowl single drainer sink unit with contemporary mixer tap, a four ring ceramic electric hob with built in extractor fan over, and fan assisted oven beneath. There are ceramic tiles to the splash back areas, PVCu double glazed window to the front elevation, ample space for fridge/freezer, wall mounted electric panel heating and access to the easy rise staircase to the first floor.

## FULL WIDTH REAR LOUNGE measuring

14'0" x 7'0" max (4.27m x 2.15m max)

the focal point of which is provided by a wall mounted electric flame effect fire, one PVCu double glazed window to the rear elevation, together with French doors leading onto the decked patio area and wall mounted electric panel heater.

## ON THE FIRST FLOOR

## A CENTRAL LANDING AREA

with access panel to the loft space, airing cupboard housing the lagged copper hot water cylinder and doors radiating to the following;-

## FRONT BEDROOM ONE measuring

14'0" x 9'6" (4.27m x 2.9m)

having a PVCu double glazed window to the front aspect, wall mounted electric panel heater and useful walk in wardrobe above the stairwell.

## REAR BEDROOM TWO measuring

10'5" x 7'2" (3.2m x 2.2m)

having a PVCu double glazed window to the rear aspect, and wall mounted electric panel heater.

## FULLY TILED FAMILY BATHROOM/WC

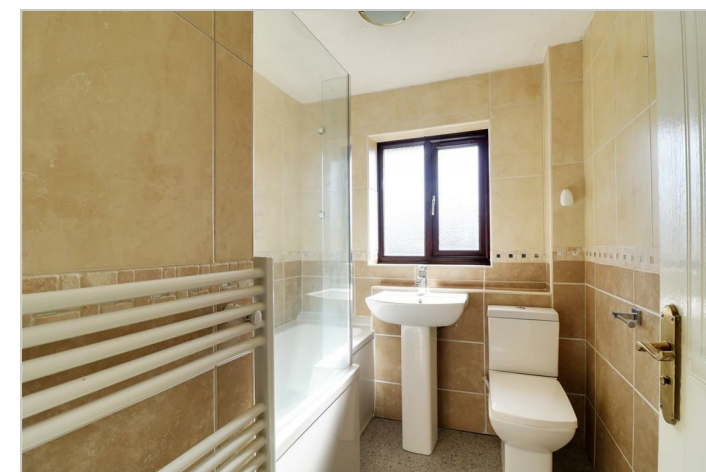
having a contemporary white suite comprised of 'P' shaped bath with shower and glazed screen, pedestal wash hand basin, low level WC, heated towel rail and PVCu double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is a tarmacadam driveway parking for one/two vehicles. The rear garden is fully enclosed being comprised of a decked area with level lawn, pathway, timber garden shed and pedestrian gated entrance to the rear.

## GENERAL INFORMATION

COUNCIL TAX: We understand from [www.voa.gov.uk](http://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, with the exception of gas.