

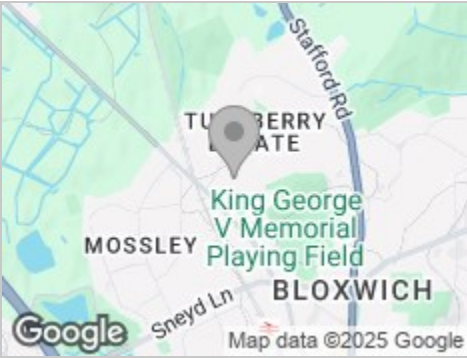
Road Map



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.

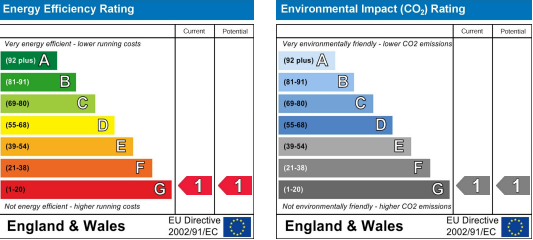
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Energy Performance Graphs



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52 Woodbridge Close

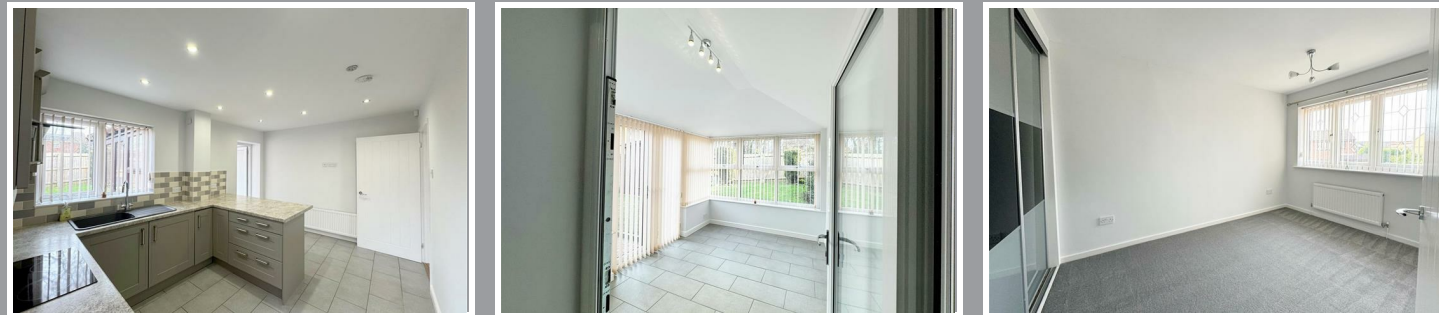
Turnberry, Bloxwich WS3 3UG
Offers In The Region Of
£309,950 Freehold



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DESCRIPTION

Nestled in the tranquil setting of Woodbridge Close, Turnberry, Bloxwich, this delightful detached family home offers a perfect blend of comfort and modern living. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming entrance lobby that leads to a spacious lounge, ideal for family gatherings or quiet evenings. The heart of the home is undoubtedly the full-width dining kitchen, which boasts a large conservatory with a solid roof, providing an abundance of natural light and a lovely view of the well-planned gardens.

This deceptively spacious residence features three generously sized bedrooms, with the master bedroom benefiting from a built-in wardrobe, ensuring ample storage space. The family bathroom is conveniently located, catering to the needs of the household.

Additional highlights include a guests' cloakroom, gas central heating, and PVCu double glazing throughout, ensuring warmth and energy efficiency. The property also offers a garage with a utility area, providing further convenience for your daily needs.

Outside, the block-paved driveway accommodates parking for up to three vehicles, while the gardens offer a peaceful retreat, perfect for enjoying the outdoors. Situated at the head of a quiet cul-de-sac, this home enjoys an open aspect to the rear, enhancing its appeal.

Having undergone complete redecoration, including new carpeting, this home is presented in excellent condition, ready for you to settle in and enjoy. This property is a rare find and is sure to attract interest, so do not miss the opportunity to view this charming family home.

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

ON THE GROUND FLOOR

APPROACHED

Over a block paved driveway with parking for approximately two cars, a new composite double glazed entrance door opens into the;-

WELCOMING ENTRANCE LOBBY

Having a ceramic tiled floor, single panel radiator and door to the;-

GUESTS CLOAKS

Having a single panel radiator, ceramic tiled floor, PVCu double glazed window to the front aspect together with ample coat hanging space. (This spacious could very easily be converted in to a Guest Cloaks/WC with toilet and hand wash basin).

SPACIOUS FRONT LOUNGE measuring

14'7" x 14'1" (4.45 x 4.3)

The focal point of which is provided by a contemporary marble fireplace with raised hearth and inset real flame effect gas fire, a low rise spindled balustrade staircase leads to the first floor and there is a single panel radiator, PVCu double glazed bow window overlooking the fore garden, coved ceiling and door leading to the;-

FULL WIDTH REAR DINING KITCHEN measuring

14'7" x 9'10" (4.45 x 3)

The kitchen area is fitted in a comprehensive range of Grey coloured base and wall units having contrasting roll topped work surfaces incorporating a breakfast bar area, a one and a half bowl shock resistant single drainer sink unit with mixer tap, a Prima ceramic electric four ring hob with extractor hood over and built in fan assisted electric oven beneath, ceramic tiling to splash back areas, PVCu double glazed window to the rear aspect, a built in central heating boiler, useful understairs shelved storage cupboard, single panel radiator, ceramic floor tiling and PVCu double glazed personal door leading to the side of the property and glazed door leading to the;-

LARGE REAR CONSERVATORY WITH SOLID ROOF measuring

11'2" x 8'4" (3.4 x 2.55)

Having a ceramic tiled floor, recently fitted solid tiled roof and double opening French doors opening out to the block paved rear patio.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

With access panel to the insulated loft space, PVCu double glazed window to the side aspect, airing cupboard housing the lagged copper hot water cylinder with slatted linen shelving and doors to the following;-

FRONT BEDROOM ONE measuring

12'2" x 8'4" (3.7 x 2.55)

Having a PVCu double glazed window to the front aspect, single panel radiator and built in double wardrobes with mirror sliding doors.

REAR BEDROOM TWO measuring

9'5" x 8'4" max (2.86 x 2.55 max)

With single panel radiator and PVCu double glazed window to the rear aspect.

FRONT BEDROOM THREE measuring

8'11" x 5'10" (2.73 x 1.78)

Having a single panel radiator and PVCu double glazed window to the front aspect.

FULLY TILED BATHROOM/WC

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

OUTSIDE

UTILITY ROOM measuring

8'6" x 4'8" (2.6 x 1.42)

Having a roll topped work surface with plumbing connections for an automatic washing machine and tumble dryer, PVCu double glazed window and a personal door leading to the outside and a further double glazed PVCu door leading to the;-

FORMER GARAGE/STORE

With a metal up and over garage door, power and lighting.

GARDENS

To the front of the property there is an open plan lawned fore garden together with block paved driveway, providing off road parking for

approximately two cars. There is also a wall mounted electric vehicle charging point. A gated side access leads to the fully enclosed lawned rear garden, having a paved patio area, timber garden shed, and enjoying a particularly private unoverlooked rear aspect.

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 C.

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.

