



## Nairn Road, Turnberry Estate

Bloxwich, WS3 3XA

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A MODERN TWO BEDROOM SEMI-DETACHED HOUSE\*\*** situated on the popular **TURNBERRY ESTATE**. Cul-de-sac position. Benefits from double glazing and gas radiator central heating. Briefly comprises of entrance hall, lounge/dining room, fitted kitchen, two bedrooms, bathroom, front and rear gardens, driveway and garage. **NO CHAIN. CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are delighted to offer for sale this chain free two bedroom semi-detached house situated on the popular Turnberry Estate in Bloxwich. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge/dining room, kitchen, two bedrooms, modern bathroom, front and rear gardens, driveway and garage affording off road parking.

**Entrance Hall:** having uPVC double glazed door to the front, door leading to:

**Lounge/Dining Room** *18' 8" x 12' 6" (5.68m x 3.81m)* having uPVC double glazed bay window to the front,

fireplace with fitted gas fire, two radiators, stairs leading to the first floor level, door leading to:

**Kitchen:** *12' 6" x 8' 1" (3.81m x 2.47m)* having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, space for cooker, wall mounted boiler, space and plumbing for washing machine, radiator, uPVC double glazed window to the rear, uPVC double glazed door to the rear

### **On The First Floor**

**Landing:** having access to loft storage area, doors leading off to:

**Bedroom One:** *11' 7" x 8' 1" (3.52m x 2.47m)* having two uPVC double glazed windows to the rear, radiator

**Bedroom Two:** 12' 6" x 7' 3" (3.82m x 2.22m) having two uPVC double glazed windows to the front, built in wardrobe, radiator

**Bathroom:** 7' 4" x 6' 1" (2.23m x 1.85m) having suite comprising panelled bath, vanity wash hand basin, low flush W.C., tiled splash backs, wall mounted electric heater, obscure uPVC double glazed window to the side, airing cupboard

**Outside:** having a lawned foregarden and tarmacadam driveway. Enclosed fenced garden to the rear with lawns, paved patio, side entrance gate, outside tap, security light and shed

**Single Brick Built Garage:** 16' 10" x 8' 2" (5.12m x 2.50m) having up and over door to the front, power points and light



# General information

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: B**

**EPC RATING: D**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**VIEWING:** By way of prior appointment with Skitts Estate Agents Skitts - Bloxwich Tel: 01922 478104 Email: [bloxwich@skitts.net](mailto:bloxwich@skitts.net)

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MARKET APPRAISAL:** We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

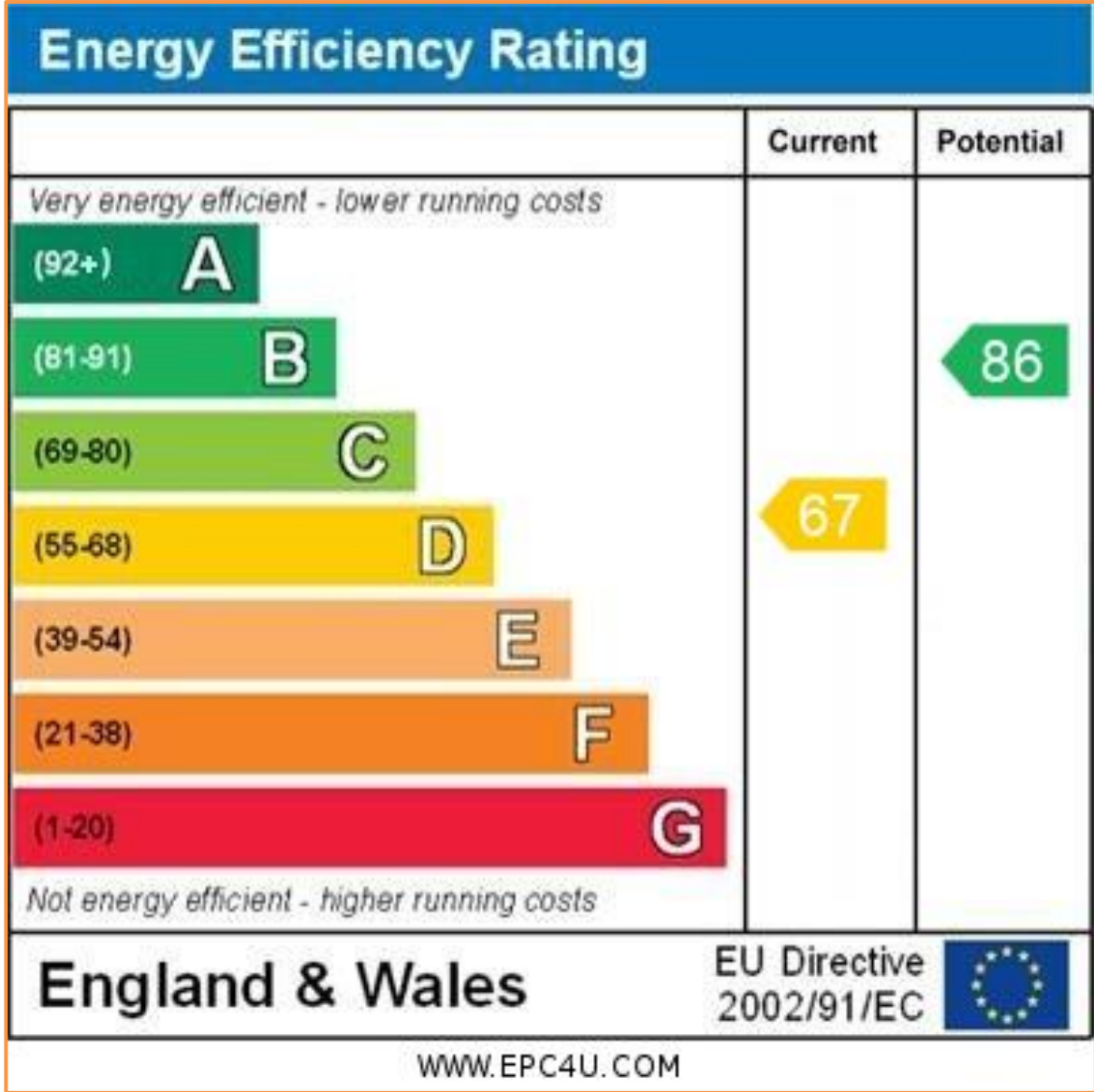
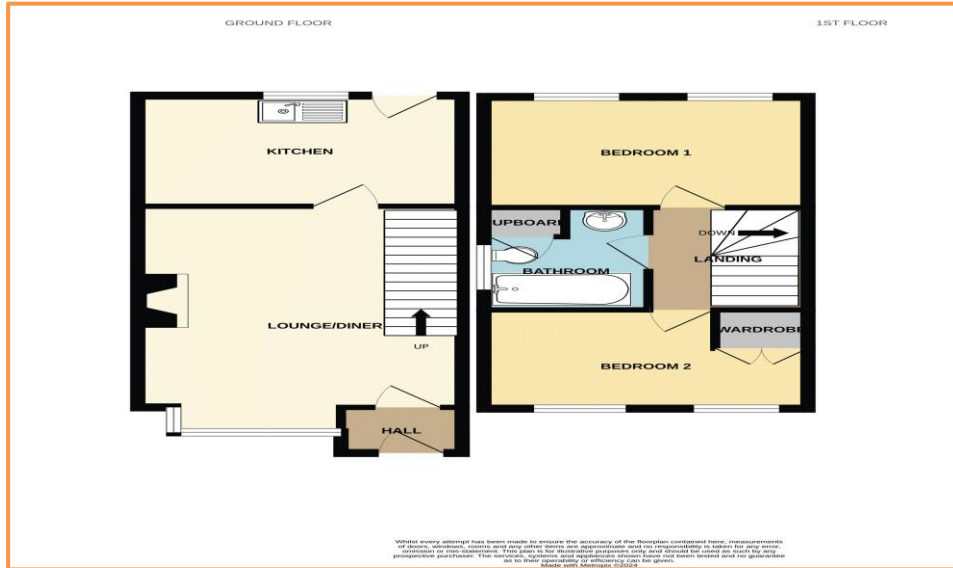
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers in the Region Of £220,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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