



**Nairn Road, Turnberry Estate**  
Bloxwich, WS3 3XA

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A MODERN EXTENDED THREE BEDROOM DETACHED HOUSE\*\*** situated in a cul-de-sac position on the popular TURNBERRY ESTATE. Offering no chain. Benefits from gas radiator central heating and double glazing. Comprises of entrance porch, entrance hall, downstairs w.c., lounge/dining room, sitting room, extended kitchen, bedrooms all with built-in wardrobes, family bathroom, front and rear gardens, driveway and garage. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description** Skitts are delighted to offer the extended three bedroom detached house situated on a corner plot offering great potential for further extension (subject to planning). Offers no upward chain and briefly offers the following accommodation:-

**Entrance Porch** with upvc double glazed windows and door.

**Entrance Hallway** with stairs to first floor, radiator, part glazed front entrance door. Door to lounge and door to:

**Downstairs W.C,** with low flush w.c., corner wash hand basin, obscure upvc double glazed window to the front and radiator.

**Lounge/Dining Room** 27' 5"max x 13' 0" max (8.35m x 3.97m) having a upvc double glazed bay window to the front, double glazed patio doors to the rear, a feature fireplace with inset living flame coal effect gas fire, two radiators, door to kitchen and door to sitting room.

**Sitting Room** 11' 3" x 11' 1" (3.42m x 3.39m) with a upvc double glazed bay window to the front and rear, a feature fireplace and radiator.

**Extended Kitchen** 15' 6" x 8' 2" max (4.73m x 2.48m) having a range of wall, drawer and base units, glazed display cabinets, work surfaces, tiled splash backs, inset bowl and a half sink unit, extractor hood, space for gas cooker, tiled floor, a useful under stairs storage cupboard, two upvc double glazed windows to the rear, a upvc

double glazed door to the rear garden and door leading to the garage.

### **On the first floor**

**Landing** with upvc double glazed window to the side and access to the loft space.

**Bedroom 1** 11' 6" x 9' 11" (3.51m x 3.01m) having two double built-in wardrobes, inset dressing table and two matching bedside cabinets, gas radiator and a upvc double glazed window to the rear.

**Bedroom 2** 9' 6" x 9' 11" (2.89m x 3.01m) with built in wardrobes, radiator and a upvc double glazed window to the front.

**Bedroom 3** 7' 11" x 7' 1" (2.41m x 2.15m) having a upvc double glazed window to the front, radiator, a built-in double wardrobe and dressing table,

**Family Bathroom** 7' 3" x 6' 1" (2.21m x 1.86m) having a upvc double glazed window to the rear, a built-in airing cupboard, a panelled bath with fitted 'Triton' electric shower over, low flush w.c., a wash hand basin set into vanity and a radiator.

**Outside** To the front the garden is laid to lawn with driveway affording off road parking. To the rear there is an enclosed garden with fenced boundaries, being laid to lawn with paved patio area, shed and gated side access.

**Garage** 16' 10" x 8' 2" (5.13m x 2.50m) with up and over door to front, power points, light and door leading to the kitchen.





# 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: D**

**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.

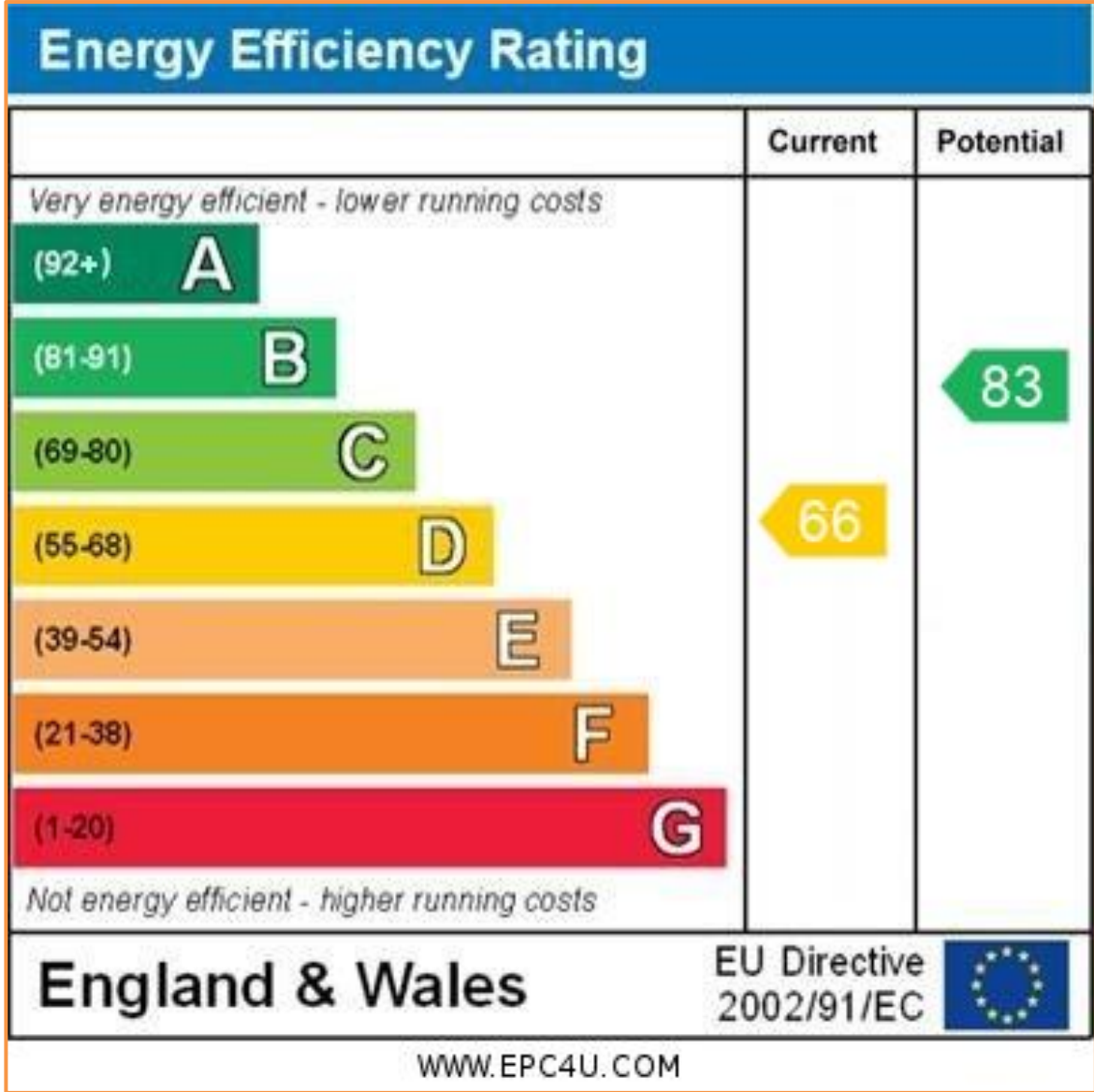
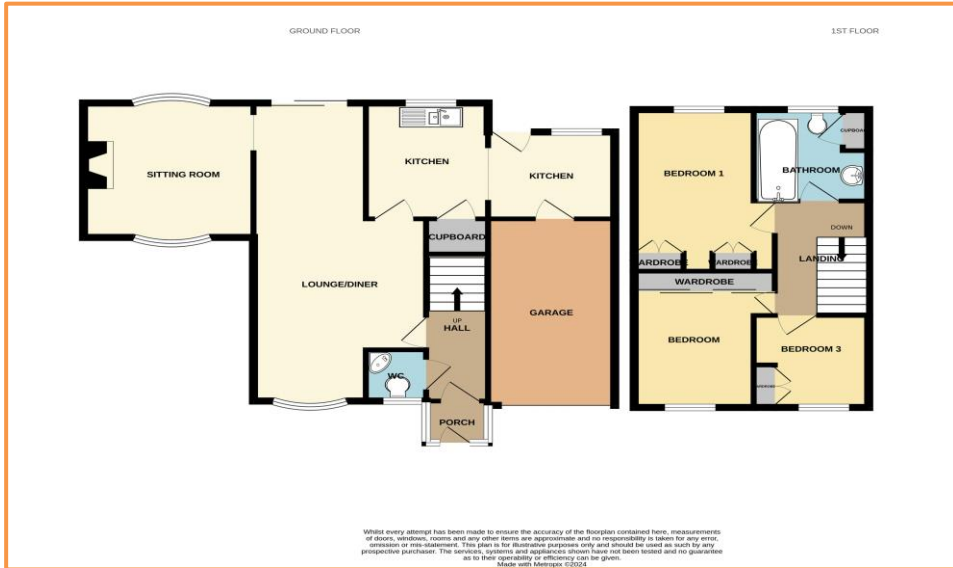
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Over £280,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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