



Nairn Road, Turnberry Estate
Bloxwich, WS3 3XA

SKITTS
ESTATE AGENTS

Accommodation description

****A WELL PRESENTED MODERN TWO BEDROOM SEMI-DETACHED HOUSE**** located on the popular Turnberry Estate in Bloxwich. Benefits from double glazing and gas radiator central heating. Comprises of entrance hall, downstairs w.c., fitted kitchen, lounge, converted garage, two bedrooms, shower room, front side and rear gardens and driveway. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this modern two bedroom semi-detached house situated on the ever popular Turnberry Estate just off the Stafford Road in Bloxwich. Comprising of:-

Entrance Hall: having uPVC double glazed front entrance door, tiled floor, radiator, store cupboard, archway to kitchen and door to:

Downstairs W.C.: having a low flush W.C., wash hand basin, radiator, uPVC double glazed window to the front, laminate flooring

Kitchen: 7' 10" x 7' 6" (2.38m x 2.28m) having a range of fitted wall, drawer and base cupboard units with work

surfaces over, inset sink and drainer unit, tiled splashbacks, cooker hood, plumbing for dishwasher, uPVC double glazed window to the front, tiled floor

Lounge/Dining Room: 15' 9" x 13' 11" (4.80m x 4.24m) having corner spiral staircase, fireplace with electric fire, laminate flooring, radiator, uPVC double glazed window to the rear, uPVC double glazed door to the rear, door leading to:

Converted Garage: 15' 11" x 7' 8" (4.86m x 2.34m) having uPVC double glazed window to the front and rear, uPVC door leading to the rear garden, radiator, laminate flooring

On the First Floor

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

Bedroom One: 13' 11" x 7' 11" (4.25m x 2.41m) having two uPVC double glazed windows to the rear, radiator

Bedroom Two: 13' 11" x 7' 6" (4.25m x 2.29m) having two uPVC double glazed windows to the front, radiator

Shower Room: 6' 2" x 4' 9" (1.88m x 1.44m) having a walk in shower cubicle, low flush W.C., vanity wash hand basin, chrome effect heated towel rail, obscure uPVC double glazed window to the side, extractor, ceiling spot lights

Outside: having enclosed fenced garden to the rear, paved patio, lawn, power point, side entrance gate. Having a lawned garden to the front and side, block paved driveway.





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

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.

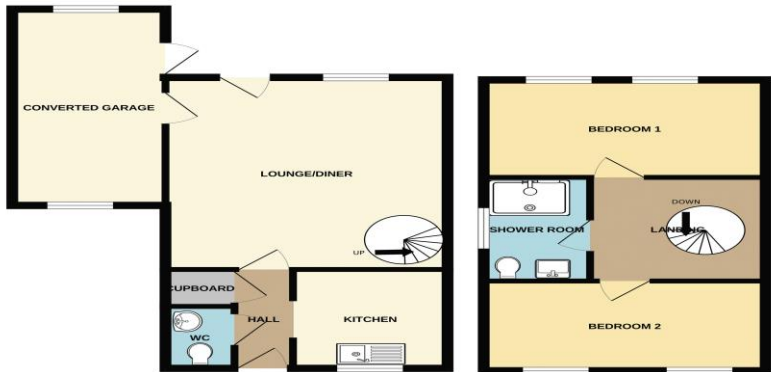


£230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other details and dimensions are only approximate and may vary slightly from the actual dimensions of the property. The services, systems and appliances shown have not been tested and no guarantee is to their operation or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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