



## Lindrick Close, Turnberry Estate

Bloxwich, WS3 3UW

**SKITTS**  
ESTATE AGENTS

## Accommodation description

A spacious three-bedroom detached home, located in a quiet residential cul-de-sac, offering a generous living space, a private rear garden, and a garage. This well-proportioned detached property benefits from a private driveway and an integral garage. Upon entering, you are welcomed into a small entrance hall that leads into a double-length lounge. This impressive living space is cleverly partitioned by an inset fireplace, with a large front-facing window allowing for plenty of natural light. The rear section of this room is currently used as a dining area, featuring patio doors that open out to the rear garden. The kitchen is a fantastic size, offering ample cupboard space and a large window overlooking the garden. From here, you also have access to a convenient downstairs WC and direct entry into the rear of the garage. Upstairs, there are three double bedrooms and a spacious main shower room. The main bedroom is positioned at the front of the property and includes a large window, double fitted wardrobes, and the added luxury of an en-suite, complete with a shower, WC, sink, and a window. The second bedroom also sits at the front of the property, featuring a window overlooking the front and double inset wardrobes. Bedroom three, located at the rear, enjoys views of the garden and comes with

double inset fitted wardrobes. The main shower room is designed for practicality and comfort, featuring a walk-in double shower, an inset storage cupboard, a WC, and a vanity sink unit. The rear garden is neatly landscaped, combining paved and grassed areas, with decorative stonework and a greenhouse at the rear—perfect for gardening enthusiasts.

### Entrance Hall

Lounge: 16' 9" x 13' 9" (5.11m x 4.19m)

Dining Room: 9' 7" x 7' 8" (2.92m x 2.34m)

Kitchen: 11' 7" x 7' 8" (3.54m x 2.34m)

### Ground Floor W.C.:

## On The First Floor

### Landing

**Main Bedroom:** 11' 2" x 9' 11" (3.41m x 3.02m)

**Ensuite:** 7' 0" x 4' 7" (2.13m x 1.39m)

**Bedroom Two:** 11' 2" x 8' 1" (3.41m x 2.47m)

**Bedroom Three:** 11' 2" x 7' 7" (3.40m x 2.31m)

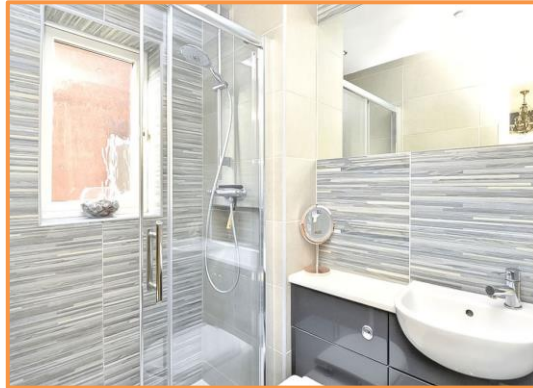
**Shower Room:** 10' 0" x 7' 4" (3.06m x 2.23m)

**Garage:** 15' 3" x 7' 7" (4.65m x 2.32m)









# 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.**

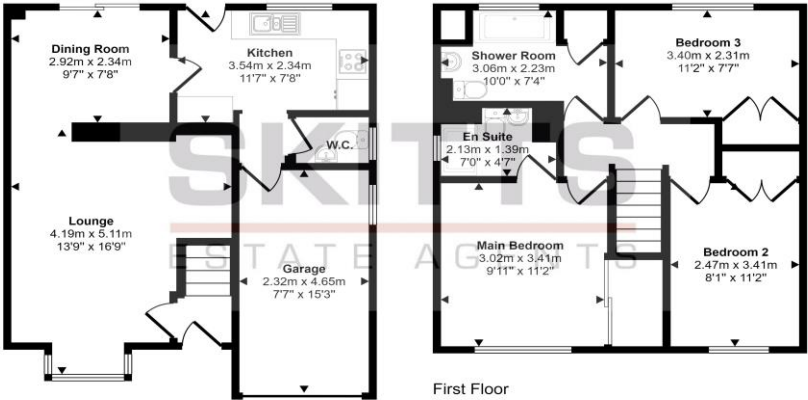
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£295,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area  
96 sq m / 1032 sq ft



Ground Floor  
Approx 49 sq m / 526 sq ft

First Floor  
Approx 47 sq m / 506 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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