



17, Carnoustie Close, Bloxwich
Walsall, WS3 3UH

Offers over £400,000



IMPRESSIVE , IMMACULATLY MAINTAINED, IMPROVED and SPACIOUS Detached bungalow nestled in a quiet cul de sac position within the highly regarded Turnberry residential estate whilst offering no upward chain. Situated within easy reach of the train station, bus routes, golf club and shops you really have convenience at your fingertips. The property features double glazing and gas radiator central heating, ensuring cosy and comfortable living space. The main entrance door leads you to a light and welcoming I shaped entrance hallway with doors radiating off to a spacious main living room, conservatory, re-fitted kitchen breakfast room. The accommodation also includes three generous bedrooms, re fitted bath shower room and an additional washroom WC off the guest bedroom. The property boast stunning landscaped gardens to both front and rear, a gated driveway to the rear and a single garage. **CALL TODAY TO BOOK A VIEWING BLOXWICH OFFICE .**

Reception hall

Bedroom One 11' 5" x 11' 1" (3.47m x 3.37m)

Bedroom Two 10' 1" x 8' 0" (3.08m x 2.43m)

Bedroom Three 9' 10" x 7' 3" (2.99m x 2.21m)

Bath/shower room 8' 6" x 6' 11" (2.59m x 2.11m)

Washroom WC

Breakfast Kitchen 11' 7" x 10' 1" (3.53m x 3.08m)

Living Room 15' 9" x 12' 8" (4.79m x 3.87m)

Conservatory 14' 1" x 7' 7" (4.29m x 2.31m)

Landscaped front gardens

Private landscaped rear garden

Garage 17' 9" x 7' 9" (5.41m x 2.37m)

Gated rear driveway

BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



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.

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.

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.

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.

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 purchaser 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 Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd 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.



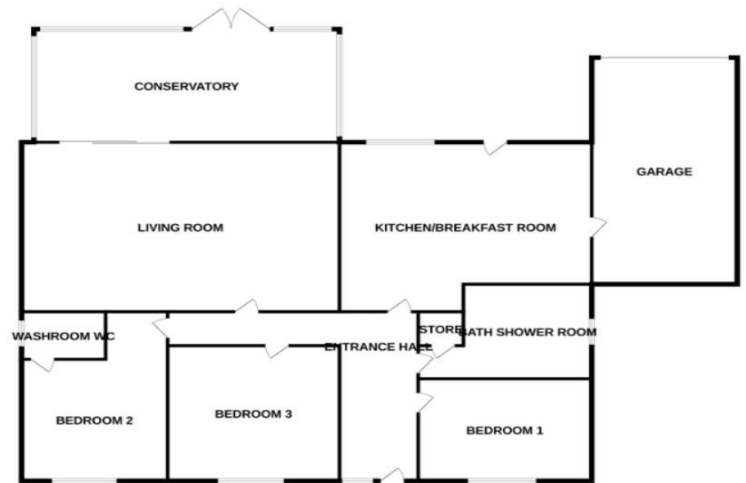


3 Queens Parade, High Street
Bloxwich
WS3 2EX

01922 478 104



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent, EPC4U, and its agents, EPC4U, have not been asked and no guarantee is given. Plans valid March 2020 03/20

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(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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