



**14, Redbourne Road,
Walsall, WS3 3XT**

£395,000.00



Occupying a lovely position within a quiet cul de sac on the highly regarded Turnberry residential estate this **SIMPLY STUNNING** example of a modern detached home could be yours. 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 and has been improved and maintained to a very high standard throughout. The accommodation ensures cosy and comfortable living space. Step inside to an entrance hall, a spacious living room, dining room, conservatory, fitted kitchen, utility room, guest cloaks/WC and an additional multifunctional room within the original garage space. The first floor offers three good sized bedrooms, with master bedroom offering built-in wardrobes and an en-suite shower room. Additionally there is a modern family bathroom that has been refitted. Externally there is an enclosed private rear garden ideal for entertaining, driveway affording off road parking and front and side garden that is well cared for. **CALL TODAY TO BOOK A VIEWING BLOXWICH OFFICE .**

Entrance Hallway

Sitting room/office 9' 3" x 8' 2" (2.83m x 2.50m) Garage has been divided to create an additional room and storage to the front.

Living Room 13' 11" x 11' 5" (4.23m x 3.48m)

Dining Room 13' 6" x 8' 9" (4.12m x 2.66m)

Conservatory

Kitchen 10' 0" x 9' 9" (3.05m x 2.97m)

Utility room 6' 6" x 4' 10" (1.97m x 1.48m)

Guest cloaks/WC

First Floor Landing

Bedroom One 12' 2" x 10' 5" (3.71m x 3.18m)

En suite 7' 1" x 6' 5" (2.16m x 1.95m)

Bedroom Two 12' 2" x 10' 4" (3.71m x 3.14m)

Bedroom Three 11' 0" x 7' 5" (3.35m x 2.25m)

Family Bathroom 7' 0" x 6' 11" (2.14m x 2.12m)

Front garden and drive

Additional side garden

Private landscaped rear garden

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.

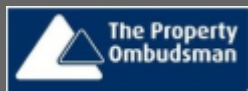
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



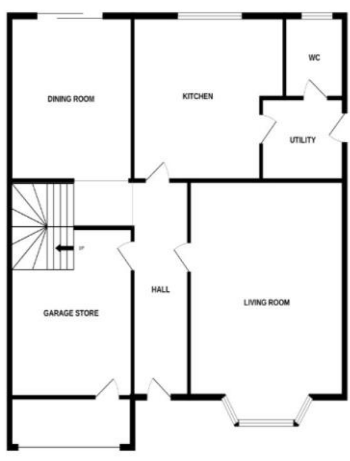


3 Queens Parade, High Street
Bloxwich
WS3 2EX

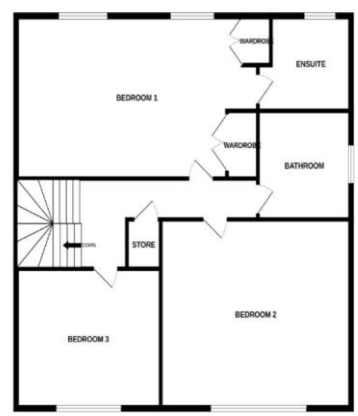
01922 478 104



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: