



19, Burslem Close, Bloxwich
Walsall, WS3 3YD

Offers Over £425,000.00



**** IMPRESSIVE MODERN DETACHED HOME ** TURNBERRY ESTATE LOCATION ** QUIET CUL DE SAC ** FOUR GOOD SIZED BEDROOMS ** TWO GENEROUS RECEPTION ROOMS ** STUDY/OFFICE/GAMES ROOM ** MODERN KITCHEN, BATHROOM, EN SUITE AND GUEST WC ** UTILITY ** CONSERVATORY ** PRIVATE REAR GARDEN ** DETACHED DOUBLE GARAGE **** Occupying a lovely position within a quiet cul de sac on the highly regarded Turnberry residential estate this IMPRESSIVE and IMPROVED 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 high standard throughout. The accommodation ensures cosy and comfortable living space. Step inside via the entrance porch to a reception hall, a spacious living room, dining room, conservatory, fitted kitchen, utility room, guest cloaks/WC and an additional study/office room. The first floor offers four good sized bedrooms, with master bedroom benefitting from having 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 and a double driveway affording off road parking to the front with a detached double garage. **DON'T MISS OUT, CALL TODAY TO BOOK A VIEWING WITH OUR BLOXWICH OFFICE.**

Entrance Porch

Reception hallway

Office/study/games room 16' 6" x 7' 9" (5.03m x 2.37m)

Living Room 16' 6" x 10' 6" (5.03m x 3.21m)

Dining Room 10' 0" x 8' 11" (3.04m x 2.73m)

Conservatory 12' 5" x 10' 8" (3.79m x 3.26m)

Kitchen 12' 4" x 9' 11" (3.77m x 3.03m)

Utility room 6' 0" x 5' 0" (1.83m x 1.52m)

Guest WC

First Floor Landing

Bedroom One 15' 9" x 11' 5" (4.79m x 3.47m)

En suite

Bedroom Two 14' 3" x 8' 2" (4.34m x 2.49m)

Bedroom Three 11' 2" x 8' 1" (3.41m x 2.47m)

Bedroom Four 11' 4" x 7' 7" (3.46m x 2.32m)

Family Bathroom 6' 10" x 5' 10" (2.09m x 1.78m)

Front garden and double driveway



Detached double garage 17' 0" x 16' 8" (5.18m x 5.08m)

Private 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.

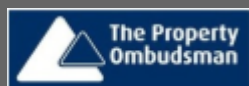
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





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 guidance purposes only and should be used as such for 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.
Made with Floorplan 12005

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(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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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: