



16 Redbourn Road, Bloxwich,
Walsall, WS3 3XT

Offers in Excess of £435,000

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Set on the ever popular Turnberry Estate and benefitting from no onward chain, this extremely well presented refurbished property should be viewed to be appreciated.

The ground floor offers a well-planned and versatile living space. The kitchen is fitted with a range of wall and base units, complemented by downlighters and ceiling light points, and features an integrated five-ring gas hob, two ovens, two grills and built in microwave, along with a fridge and freezer and integrated dishwasher. A double glazed window overlooks the front, while a side door provide access to the garden. A breakfast bar creates a casual dining area, and a door leads through to the snug.

The hallway includes a ceiling light point and radiator, with an opening into the lounge and access to the downstairs WC, which is fitted with a low flush WC, wash hand basin, radiator, and ceiling light point.

The study/snug offers a comfortable additional reception space with a radiator, ceiling light point, and useful downstairs storage. The spacious open plan lounge/diner benefits from a double glazed bay window to the rear, two radiators, and two ceiling light points, with bifold doors opening into the conservatory and stairs rising to the first floor landing.

The conservatory enjoys double glazed windows to the side and rear, a ceiling light point, and double glazed French-style doors leading out to the garden.

The first floor landing features a ceiling light point, loft hatch, and a useful over-stairs storage cupboard, with doors leading to four double bedrooms and family bathroom.

Bedroom one benefits from two double glazed windows to the front, allowing for plenty of natural light, and includes a ceiling light point, radiator, and two built-in wardrobes. A door leads through to the en-suite, which is fitted with a wash hand basin, low flush WC, and a shower cubicle with electric waterfall shower over, along with a ceiling light point and an obscure double glazed window to the side elevation. Bedroom two is positioned to the rear and offers a double glazed window, radiator, and ceiling light point. Bedroom three, also overlooking the rear, includes a radiator and ceiling light point, while bedroom four, situated to the front, is equipped with a double glazed window, radiator, and ceiling light point.

The family bathroom comprises a vanity wash hand basin, low flush WC, and a bath with waterfall shower over. Additional features include a ceiling light point, radiator, extractor fan, and an obscure double glazed window to the side elevation.

The property features a tarmac driveway to the front, complemented by a gravelled area providing extra parking suitable for three vehicles. At the rear, a block-paved patio leads to a south facing, well-maintained garden, which includes a decked seating area, established shrubbery, and secure boundary fencing.

Redbourn Road is conveniently located within walking distance of Bloxwich North Station, allowing easy access to Birmingham City Centre along with many other locations. Local schools, also within walking distance, cater for all age groups and include Lower Farm Primary School and Walsall Academy.





Property Specification

Hallway

Lounge/Diner - 21' 4" x 13' 3" (6.50m x 4.04m)

Kitchen/Breakfast Room - 13' 3" x 14' 2" (4.04m x 4.31m)

Conservatory - 12' 4" x 8' 7" (3.76m x 2.61m)

Study/Snug - 7' 7" x 12' 4" (2.31m x 3.76m)

Downstairs WC - 3' 4" x 4' 0" (1.02m x 1.22m)

Bedroom One - 11' 4" x 10' 0" (3.45m x 3.05m)

Ensuite Shower Room - 5' 2" x 8' 3" (1.57m x 2.51m)

Bedroom Two - 10' 1" x 9' 8" (3.07m x 2.94m)

Bedroom Three - 6' 5" x 11' 2" (1.95m x 3.40m)

Bedroom Four - 8' 0" x 8' 7" (2.44m x 2.61m)

Family Bathroom - 5' 9" x 8' 3" (1.75m x 2.51m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

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Viewer's Note:

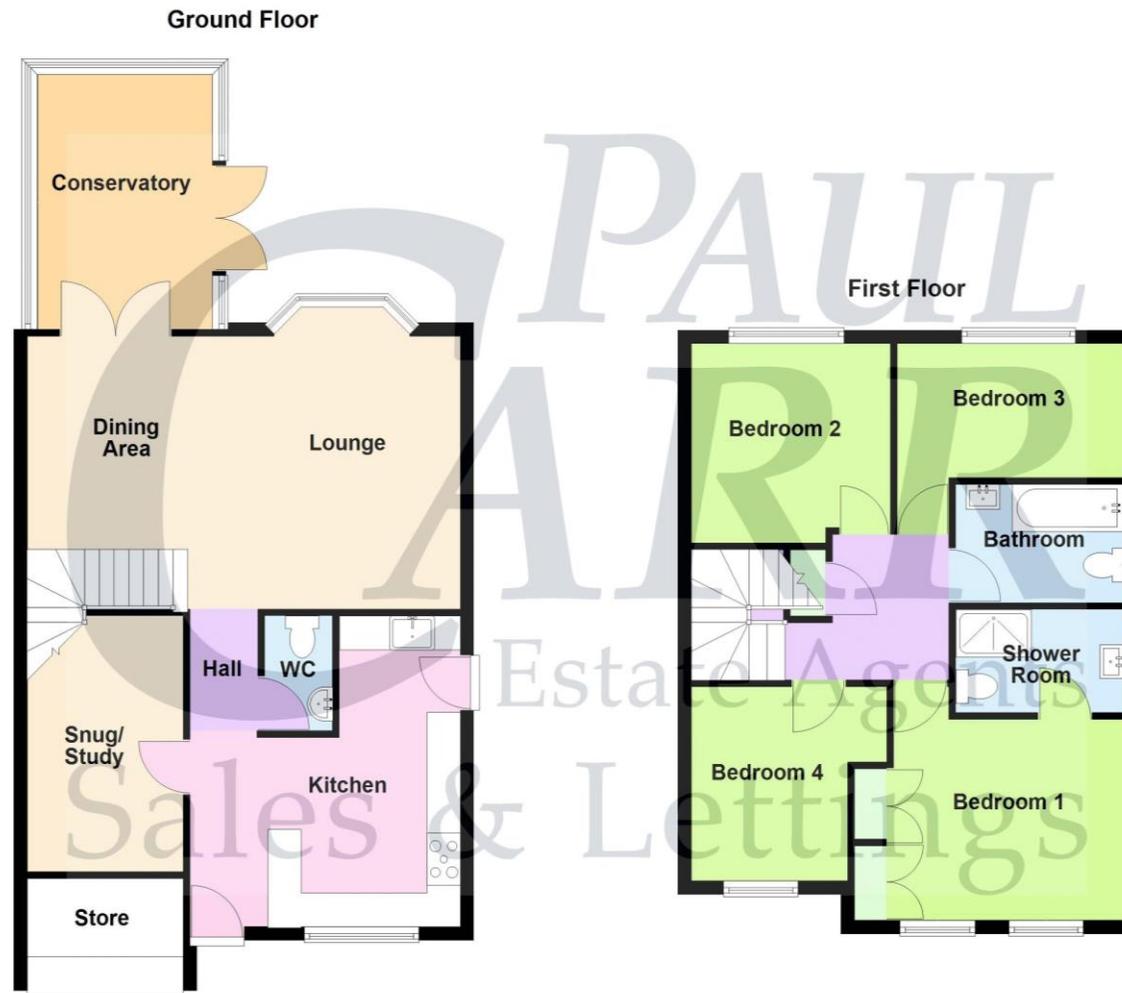
Services connected: Gas, water, electric & drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

