



Walton Heath, Walsall
Bloxwich, WS3 3UF

Offers Over £350,000

Walsall

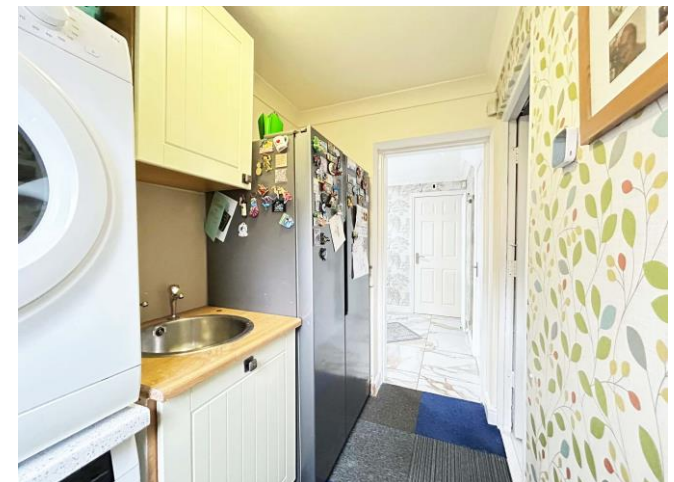
Offers Over £350,000



Situated on the highly sought-after Turnberry Estate, this spacious 4/5 bedroom detached family home offers flexible and versatile accommodation ideal for modern family living.

The property features a generous lounge, separate dining room, utility room, and the added convenience of a guest W.C. A standout feature of the home is the adaptable ground floor bedroom/study/play room, providing excellent flexibility to suit a variety of lifestyle needs including home working, guest accommodation or additional family space.

Externally, the property benefits from a garage and well-maintained outdoor space, while being conveniently located close to local amenities, schools and transport links. An excellent opportunity to acquire a substantial family home within one of the area's most desirable residential locations.



Property Specification

4/5 BEDROOM DETACHED FAMILY HOME
LOUNGE
DINING ROOM
UTILITY ROOM
GUEST W.C

Lounge 14' 0" plus bay x 11' 9" (4.26m x 3.58m)

Dining Room 9' 8" x 7' 7" (2.94m x 2.31m)

Kitchen/Breakfast Room 18' 5" x 7' 2" plus rec
(5.61m x 2.18m)

Utility room 7' 4" x 4' 9" (2.23m x 1.45m)

Bedroom 5/ Play Room/ Study 10' 3" x 7' 4"
(3.12m x 2.23m)

Garage

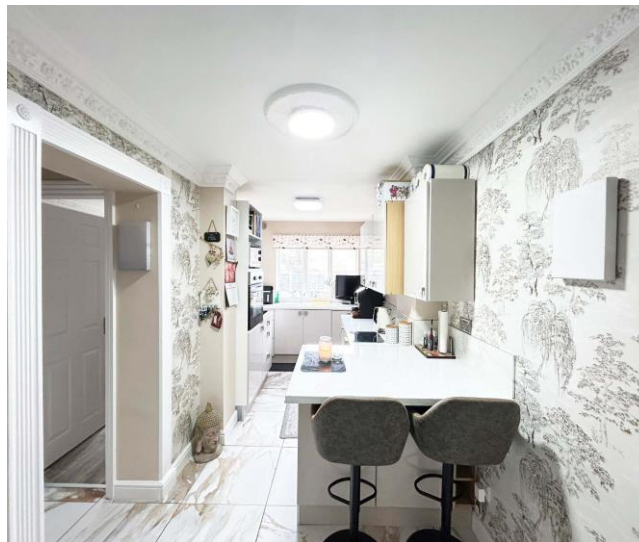
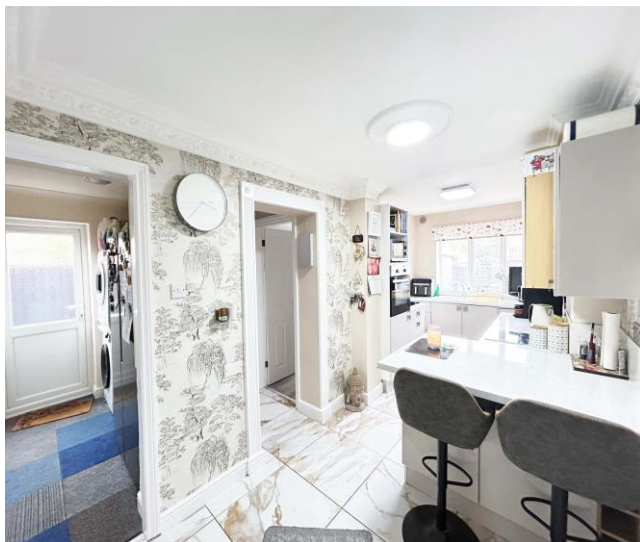
Bedroom One 16' 9" x 7' 5" (5.10m x 2.26m)

Bedroom 2 11' 8" x 8' 8" (3.55m x 2.64m)

Bedroom 3 9' 8" x 9' 8" (2.94m x 2.94m)

Bedroom 4 8' 8" into recess x 6' 0" (2.64m x 1.83m)

Shower Room



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:

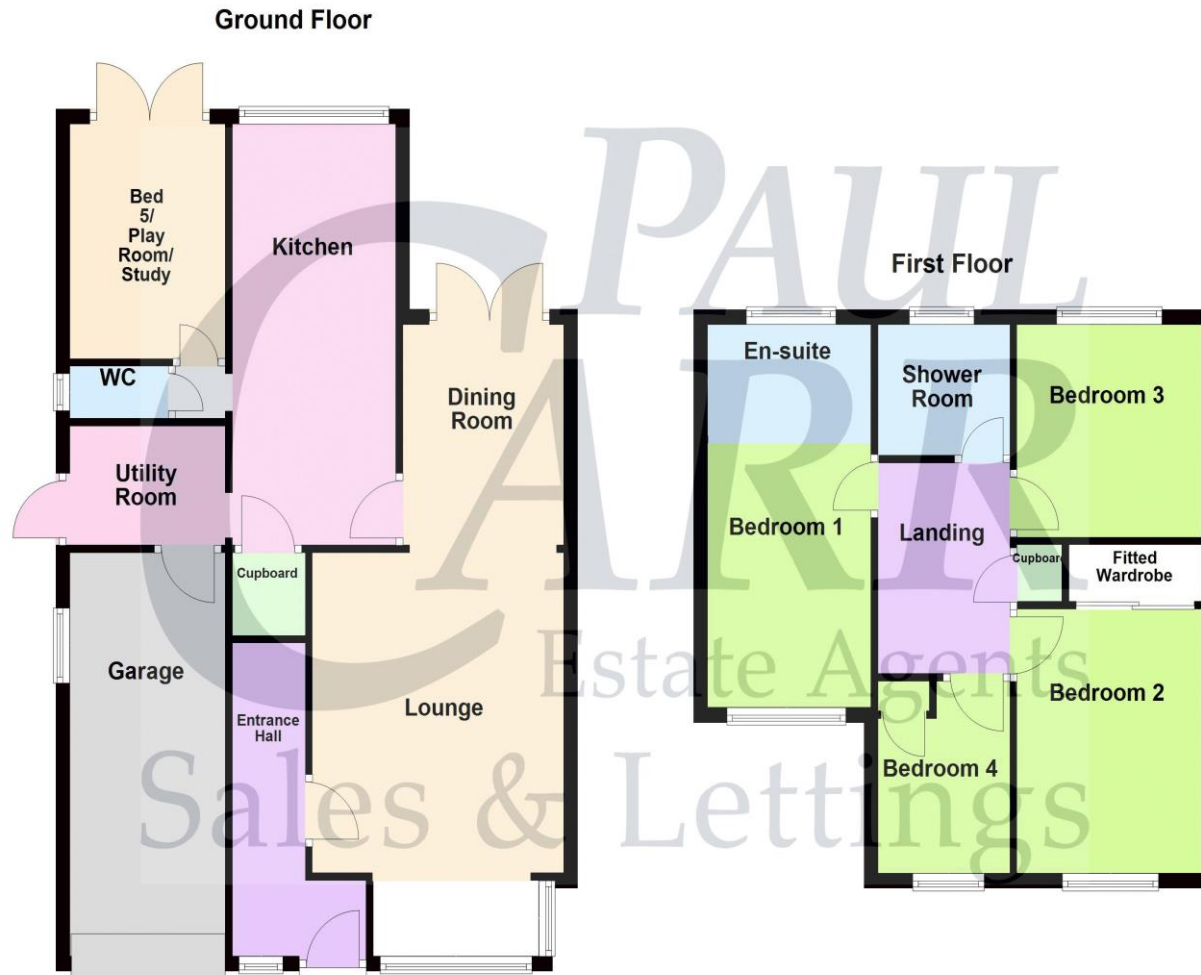
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold
EPC - D

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Map Location

