



Carnoustie Close, Turnberry Estate
Bloxwich, WS3 3UH

Offers in Excess of £400,000

Turnberry Estate

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Ground Floor: The property is entered via a porch with a double-glazed window to the side and a door into the entrance hallway, which features two ceiling light points, a radiator, loft hatch and air conditioning units, with doors leading to the principal rooms. The kitchen is fitted with a range of wall and base units, plumbing for a washer and dryer, integrated dishwasher, fridge and freezer, a range cooker with four-ring gas hob and hot plate, and a one-and-a-half bowl sink with drainer and mixer tap, complemented by a double-glazed leaded window to the rear, radiator, air conditioning unit, downlighters and a door to the rear porch. The rear porch has double-glazed windows to the side and a door to the garden. The lounge offers a double-glazed leaded window to the rear, two radiators, a gas fireplace, air conditioning unit, two ceiling light points and a double-glazed sliding door opening into the conservatory. The conservatory benefits from double-glazed windows to the side and rear, a radiator, ceiling light point and double-glazed French-style doors to the garden. First Floor: The first floor provides three bedrooms and two bath/shower rooms. Bedroom one includes a ceiling light point, radiator, leaded double-glazed window to the front and a range of fitted wardrobes and cupboards. Bedrooms two and three both feature ceiling light points, radiators, leaded double-glazed windows to the front and fitted wardrobes and cupboards. The bathroom comprises a leaded obscure double-glazed window to the side elevation, WC, bath with shower over, radiator, extractor fan, ceiling light point, storage cupboard and vanity wash hand basin. In addition, there is a shower room with a leaded obscure double-glazed window to the side elevation, WC, shower cubicle, radiator, extractor fan, ceiling light point and wash hand basin. Exterior: Externally, the property enjoys a well-maintained front garden with planters and a pathway leading to the porch, along with a tarmac driveway providing access to the double garage, which is fitted with an electric up-and-over door, two ceiling light points and a loft hatch. The rear garden is well maintained and includes a slatted patio seating area, side access gate, neatly kept garden space with boundary planters, a gate to the driveway and boundary fencing.



Property Specification

DETACHED BUNGALOW
SET ON A LARGE PLOT
SPACIOUS LOUNGE
BREAKFAST KITCHEN
CONSERVATORY

Entrance Porch

Hallway

Breakfast Kitchen 14' 7" x 11' 3" (4.44m x 3.43m)

Lounge 11' 7" x 17' 3" (3.53m x 5.25m)

Conservatory 11' 8" x 8' 2" (3.55m x 2.49m)

Bedroom One 12' 2" x 9' 7" (3.71m x 2.92m)

Bedroom Two 8' 8" x 10' 9" (2.64m x 3.27m)

Bedroom Three 7' 8" x 9' 3" (2.34m x 2.82m)

Family Bathroom 6' 3" x 9' 3" (1.90m x 2.82m)

Shower Room 4' 6" x 5' 1" (1.37m x 1.55m)

Double Garage 16' 6" x 18' 2" (5.03m x 5.53m)



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: 6th February 2026

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:

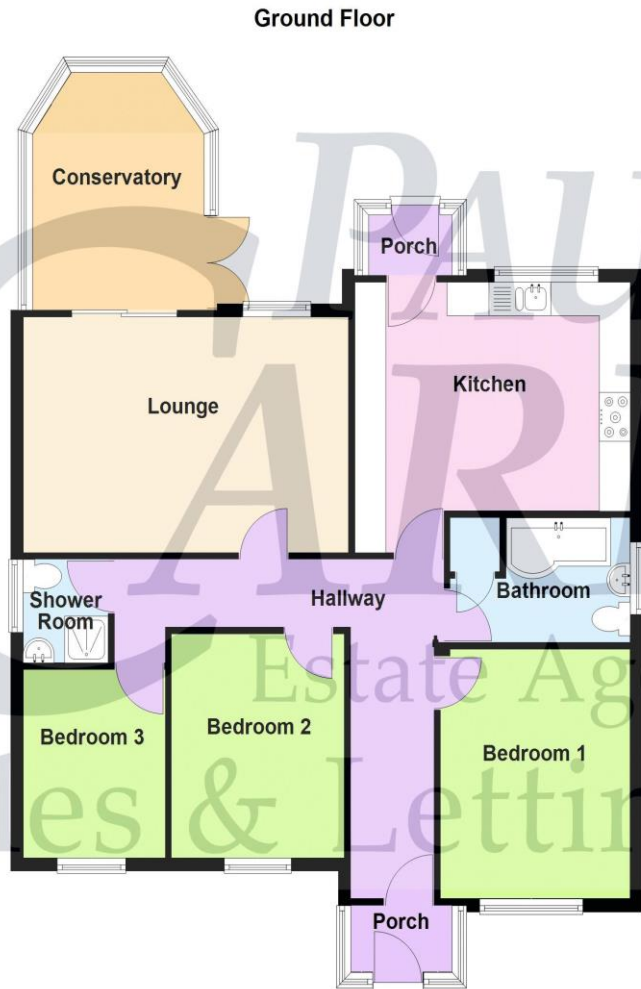
Services connected: Gas, water, electric & drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

