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Nairn Road | Walsall | WS3 3XB

Asking Price £380,000

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Summary

****THREE/ FOUR BEDROOM DETACHED** HEAVILY EXTENDED** LIVING KITCHEN DINER** STUNNING REFITTED KITCHEN** SEPERATE UTILITY** GUEST WC** BI FOLDING DOORS** SKYLIGHTS** IMPROVED THROUGHOUT** VIEWING ESSENTIAL** TURNBERRY ESTATE****

Nestled in the desirable Turnberry Estate on Nairn Road, Walsall, this remarkable detached house offers a perfect blend of modern living and comfort.

As you approach the property, you are greeted by a spacious driveway leading to an inviting entrance porch. Upon entering, you will find a welcoming hall complete with a convenient guest WC. The lounge features a charming walk-in bay window, allowing natural light to flood the room, and sliding doors that seamlessly connect to the heart of the home—a stunning, modern refitted kitchen living diner. This impressive space is adorned with sleek countertops, bi-folding doors that open to the garden, and skylights that enhance the airy atmosphere.

Adjacent to the kitchen is a utility room, providing additional practicality, along with a versatile fourth bedroom or reception room, perfect for guests or as a home office. The first floor comprises two generously sized double bedrooms and a spacious single bedroom, complemented by a family bathroom that caters to all your needs.

The rear of the property boasts a private and enclosed landscaped garden, featuring a lovely patio area and lush lawns, ideal for outdoor entertaining or simply enjoying a quiet moment in the sun. This delightful home is not just a property; it is a sanctuary that offers both style and functionality in a sought-after location. Don't miss the opportunity to make this stunning house your new home.

Key Features

- HEAVILY EXTENDED DETACHED FAMILY HOME
- STUNNING OPEN PLAN LIVING KITCHEN DINER
- FINISHED TO A HIGH STANDARD
- UTILITY ROOM AND GUEST WC
- VIEWING ESSENTIAL
- 3/4 BEDROOMS
- REFITTED KITCHEN
- BI-FOLDING DOORS AND SKY LIGHT
- PERFECT FAMILY HOME
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Porch

Hall

Guest WC

5'0" x - .242'9" (1.525m x - .74m)

Lounge

15'3" x 12'11" (4.65m x 3.95m)

Kitchen Living Dining Room

22'2" x 15'4" (6.77m x 4.69m)

Utility Room

7'3" x 7'4" (2.22m x 2.24m)

Bedroom Four/ Reception Room

15'6" x 7'5" (4.74m x 2.28m)

First Floor Landing

Bedroom One

10'3" x 8'3" (3.135m x 2.52m)

Bedroom Two

9'5" x 8'9" (2.88m x 2.67m)

Bedroom Three

6'10" x 7'9" (2.10m x 2.37m)

Family Bathroom

7'3" x 5'11" (2.22m x 1.81m)

Identification Checks B





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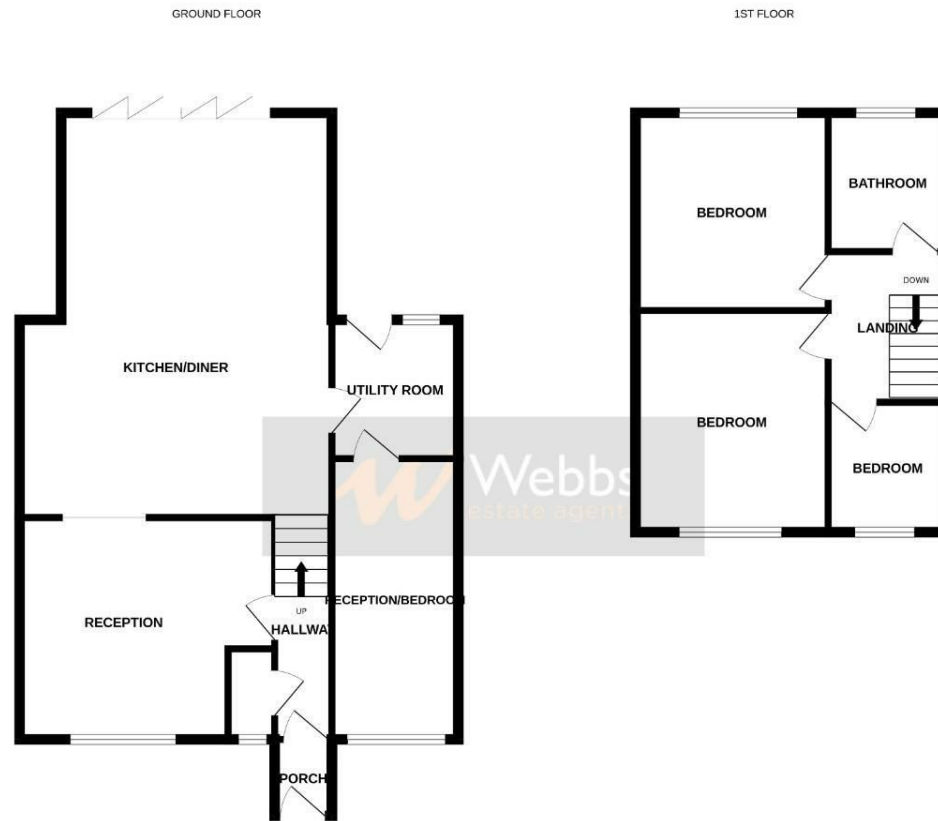
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC

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