



Belfry Close, Turnberry Estate, Bloxwich  
Walsall, WS3 3XL

Offers in the Region Of £385,000

Occupying a pleasant position within Belfry Close on the popular Turnberry Estate in Bloxwich, this attractive four-bedroom detached home offers spacious and versatile accommodation ideally suited to modern family living.

The property combines generous reception space, four well-proportioned bedrooms, an integral garage and a beautifully maintained rear garden. The ground floor is entered through a welcoming hallway with a convenient guest WC. The comfortable living room provides an inviting space in which to relax, while the separate dining room is ideal for family meals and entertaining. A fitted kitchen offers a practical range of storage units, work surfaces and appliance space. A particular highlight is the impressive rear conservatory, which provides an additional reception area overlooking the garden. Its generous proportions and abundance of natural light make it an excellent year-round family room, entertaining space or peaceful place to unwind, with doors opening directly onto the patio.

Upstairs, the property offers four bedrooms arranged around a central landing. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while additional bedrooms also feature useful built-in storage. The remaining bedrooms provide flexible accommodation for children, guests or those requiring a dedicated home office. A family bathroom completes the first-floor layout.

Outside, the property has a driveway and integral garage providing valuable off-road parking and storage. The attractive rear garden is mainly laid to lawn, complemented by a paved patio and established planted borders. The garden offers plenty of space for outdoor dining, entertaining and family recreation. Set within the established Turnberry Estate, the property enjoys a desirable residential location in Bloxwich and represents an excellent opportunity for buyers seeking a substantial family home with generous living space, practical storage and an appealing garden.

Early viewing is highly recommended.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.



**Entrance Hallway**

**Guest W.C**

**Dining Room 11' 4" into bay x 9' 2" (3.45m x 2.79m)**

**Lounge 12' 9" x 14' 2" (3.88m x 4.31m)**

**Kitchen 15' 0" x 9' 6" (4.57m x 2.89m)**

**Conservatory 24' 2" x 13' 4" (7.36m x 4.06m)**

**Bedroom 1 13' 0" x 11' 11" (3.96m x 3.63m)**

**En-suite**

**Bedroom 2 9' 10" x 9' 2" (2.99m x 2.79m)**

**Bedroom 3 10' 8" x 8' 0" (3.25m x 2.44m)**

**Bedroom 4 7' 10" x 7' 4" (2.39m x 2.23m)**

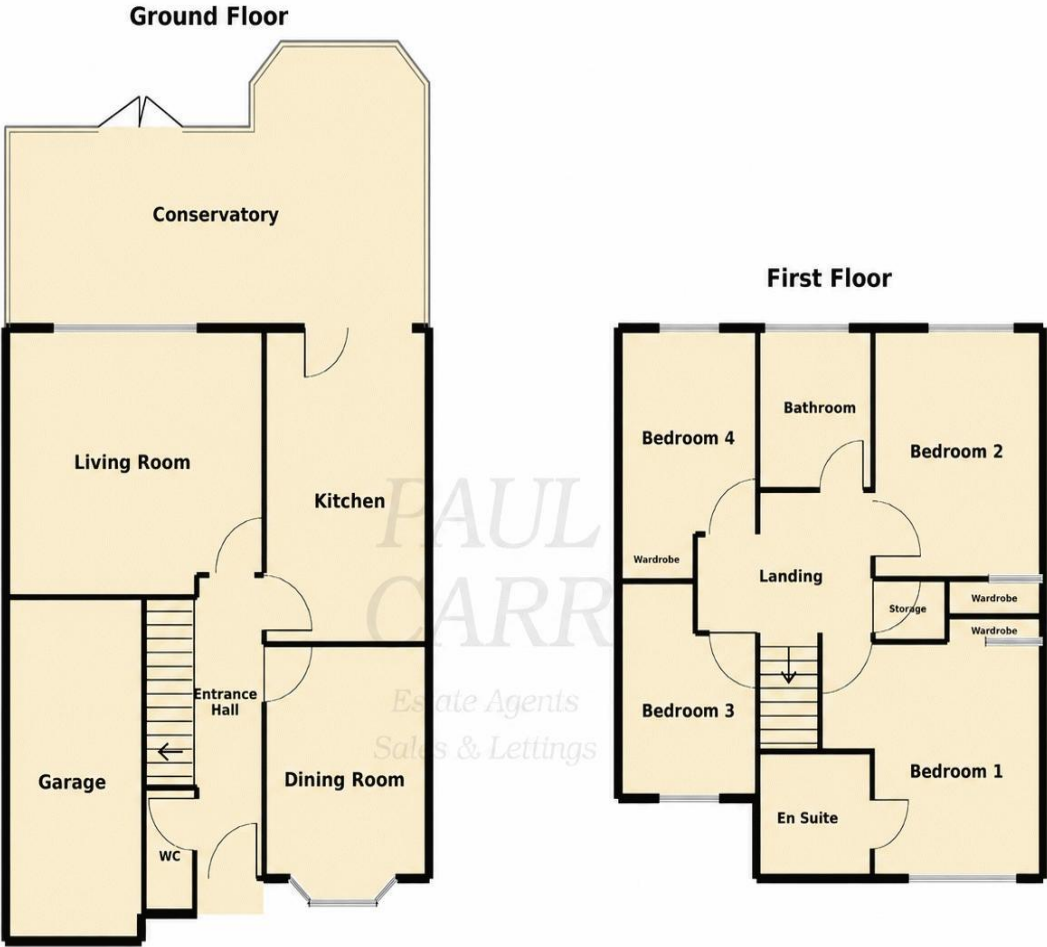
**Family Bathroom**





# Floor Plan

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



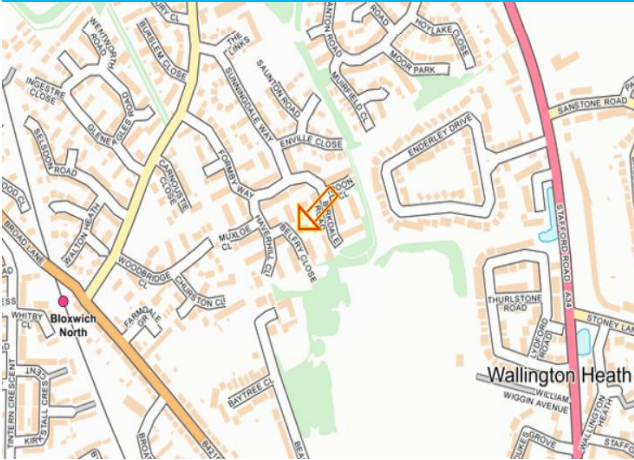
For illustrative purposes only. Not to scale. All measurements are approximate.  
The floor plan should not be relied upon as a statement or representation of fact.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

## Map Location







**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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