



Ganton Road, Turnberry Estate  
Bloxwich WS3 3XQ

Offers Over £450,000

# Turnberry Estate

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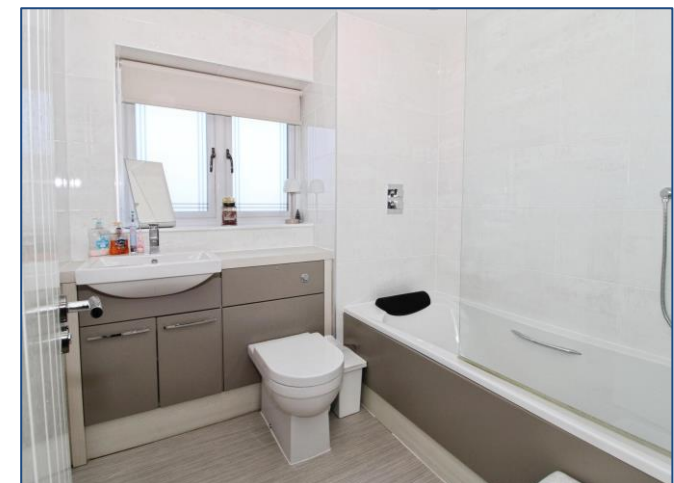
Paul Carr Estate Agents are delighted to present to market this exceptional, four-bedroom detached house, set in the popular Turnberry Estate on the outskirts of Bloxwich, set in a quiet position on the estate with driveway parking to the front and an attractive rear garden.

The extended ground floor provides two reception spaces, including a generous lounge with stylish feature fireplace, and a light and airy dining / family room with large windows, three skylights and French windows giving direct access to the garden. The striking breakfast kitchen features a range of fitted units, breakfast bar, integrated dishwasher, fridge and freezer, Neff oven, microwave oven and hob with extractor over and a stylish feature wine rack.

The former garage has been converted to a contemporary utility room with fitted units, plumbing for a washing machine, space for a tumble dryer, sink and drainer, plus access to a useful storage space beyond and there is a guest WC accessed via the welcoming entrance hallway.

There is also a large boarded loft space, ideal for storage. Bedroom one is a double with fitted wardrobe space, air-conditioning unit and an en-suite comprising WC, wash basin and large shower cubicle with rain shower. There are two further double bedrooms and a single bedroom currently used as a dressing room. The family bathroom offers a white suite with WC, wash basin, bath with mains shower and a built-in TV.

The Turnberry Estate is well placed for local amenities, schools and public transport links into Walsall, Cannock and surrounding areas. Nearby green spaces and local shops are easily accessible, making this a convenient family location.





## Property Specification

EXCEPTIONAL, EXTENDED DETACHED HOUSE  
QUIET POSITION ON POPULAR TURNBERRY ESTATE  
GENEROUS LOUNGE WITH FEATURE FIREPLACE  
BEAUTIFULLY APPOINTED BREAKFAST KITCHEN  
LIGHT AND AIRY DINING / FAMILY ROOM

Hall

Lounge

4.78m (15'8") x 4.03m (13'3")

Breakfast Kitchen

7.51m (24'8") x 2.81m (9'3")

Dining / Family Room

6.96m (22'10") x 3.56m (11'8")

Utility

3.38m (11'1") x 2.21m (7'3")

Bedroom 1

4.52m (14'10") into wardrobes x 3.02m (9'11")

En-suite

Bedroom 2

3.02m (9'11") x 2.88m (9'5")

Bedroom 3

2.76m (9'1") x 2.54m (8'4") plus recess

Bedroom 4

2.37m (7'9") x 2.08m (6'10")

Bathroom

### 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: 20th March 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:

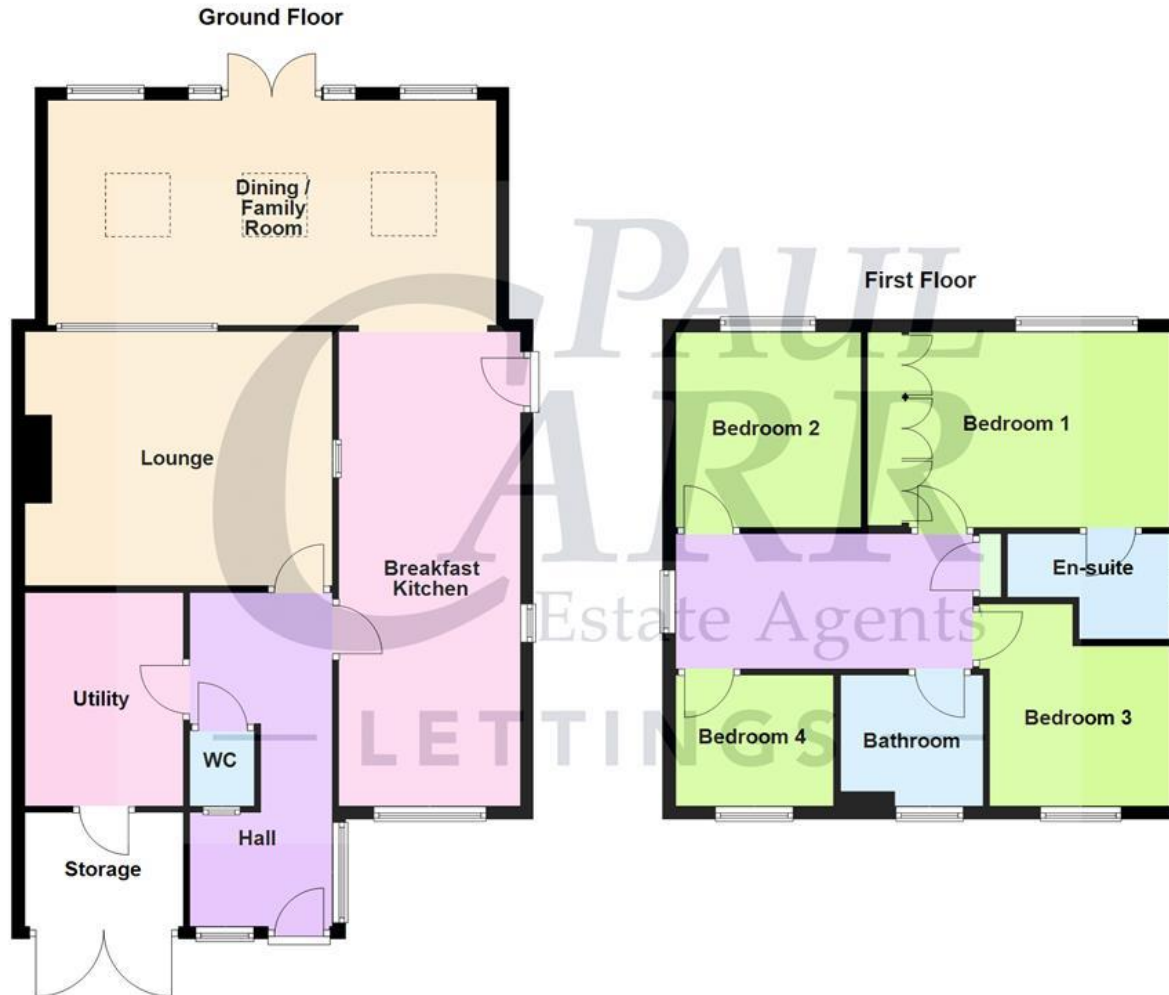
Services connected: All Services

Council tax band: C

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

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 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

