

Road Map



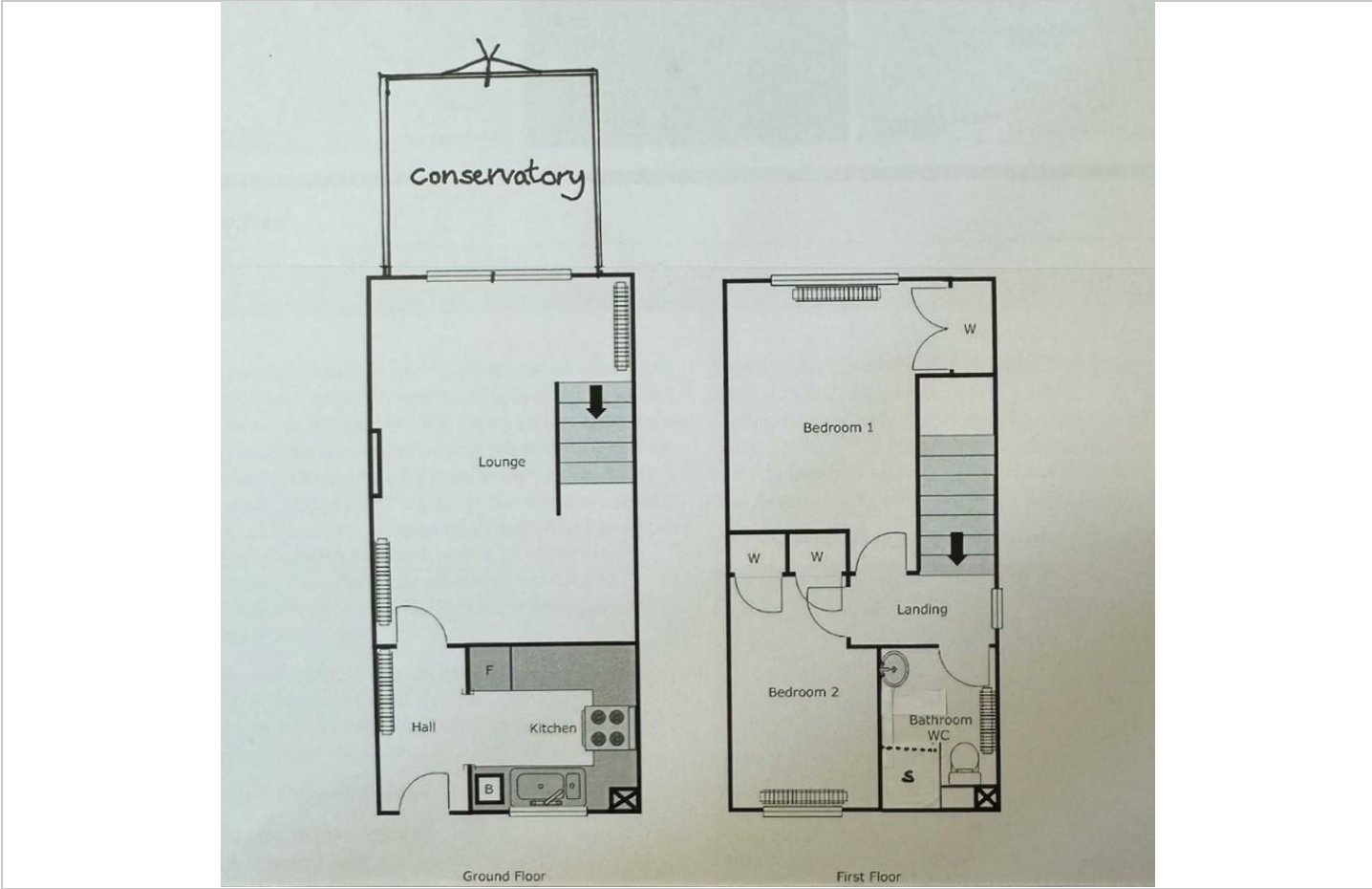
Hybrid Map



Terrain Map



Floor Plan



MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



49 Astbury Close

Turnberry, Bloxwich WS3 3YB
£215,000 Freehold

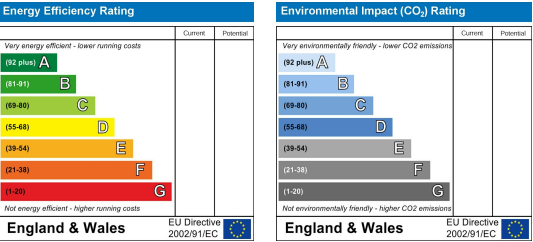


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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49 Astbury Close

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£215,000 Freehold



DESCRIPTION

Located in the charming Astbury Close, Walsall, this immaculately presented end terrace house, built in 1995 by Westbury Homes, offers a delightful blend of modern living and comfort. Spanning an impressive 710 square feet, this property is perfect for those seeking a stylish yet practical home.

Upon entering, you are greeted by a welcoming canopy porch that leads into a spacious entrance hall. The re-fitted kitchen is a highlight, providing a contemporary space for culinary creativity. The generous lounge is perfect for relaxation and entertaining, seamlessly flowing into a lovely conservatory that invites natural light and offers a tranquil view of the neatly maintained gardens.

The property boasts two good-sized bedrooms, each thoughtfully equipped with built-in wardrobes, ensuring ample storage space. The tiled wet room adds a touch of luxury and convenience, catering to modern living needs.

Gas central heating and PVCu double glazing throughout the home ensure warmth and energy efficiency, making this property not only inviting but also practical for everyday life. Outside, the gardens are well-kept, providing a pleasant outdoor space, while ample parking is available for residents and guests alike.

This end terrace house is an ideal choice for first-time buyers, small families, or those looking to downsize, offering a perfect blend of comfort, style, and convenience in a sought-after location. Don't miss the opportunity to make this delightful property your new home.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A TILED CANOPY PORCH

With replacement PVCu Golden Oak double glazed entrance door opens into the;-

WELCOMING RECEPTION HALLWAY

Having a single panel radiator, ceramic tiled floor and opening into the;-

FRONT KITCHEN measuring

8'4" x 7'6" (2.56m x 2.31m)

The kitchen area having been more recently comprehensively re-fitted in a range of shaker style cream coloured base and wall units with under cupboard strip lighting, having contrasting work surfaces, incorporating a single drainer stainless steel sink unit with mixer tap, a Lamona four ring gas hob with built in extractor over and fan assisted electric oven beneath, space for a fridge/freezer, together with plumbing for washing machine, dishwasher and tumble dryer, brick bond ceramic tiling to the splash back areas, PVCu double glazed window to the front aspect and modern Ideal Logic combination/condensing central heating boiler.

REAR OPEN PLAN LOUNGE measuring

17'3" x 11'9" (5.26m x 3.6m)

Having a spindled easy rise balustrade staircase leading to the first floor, one double and one single panel radiator and PVCu double glazed sliding patio door leading into the;-

REAR CONSERVATORY measuring

9'10" x 8'2" (3m x 2.5m)

Having a porcelain tiled floor with thermostatically controlled underfloor heating (can be connected to mobile phone), fitted blinds to all windows and doors and double opening French doors leading into the rear garden.

ON THE FIRST FLOOR

A WELL LIT CENTRAL LANDING AREA

With access panel to the loft void, having a fold down loft ladder and doors radiating to the following;-

REAR BEDROOM ONE measuring

12'2" x 11'9" (3.73m x 3.6m)

Having a PVCu double glazed window to the rear aspect, single panel radiator and useful built in double wardrobe and television aerial point.

FRONT BEDROOM TWO measuring

10'2" x 6'9" max (3.1m x 2.06m max)

Having two built in single wardrobes, single panel radiator, television aerial point and PVCu double glazed window to the front aspect.

FULLY TILED WET ROOM/WC

Having a contemporary white suite comprised of low level close coupled WC, pedestal wash hand basin, shower enclosure with curtain and rail and PVCu double glazed window to the front aspect, single panel radiator, wall mounted electric fan heater, mirrored bathroom cabinet and inset ceiling lighting.

OUTSIDE

To the front of the property, there is ample parking for up to four vehicles, together with a cold water tap and external electric sockets and attractive free standing coach lamp. There is pedestrian access to the side of the property leading to the fully enclosed rear garden also having electric sockets, external lighting, artificial turf, useful timber garden store and patio paving.

GENERAL INFORMATION



TENURE: It is assumed that the subject property is Freehold.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax B.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items details in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

