

Floor Plan



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.

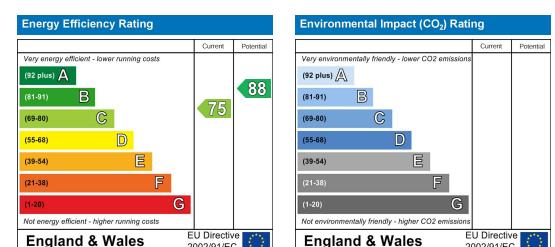


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Energy Performance Graphs



24 Wetherby Road

Turnberry, Bloxwich WS3 3XX

Offers Over £250,000 Freehold



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Nestled in the charming Wetherby Road, Walsall, this delightful property awaits its new owners with open arms. Built in 1993, this modern semi-detached family home boasts a generous 861 sq ft of living space, perfect for a growing family.

As you step inside, you are greeted by a warm and inviting atmosphere. The property features a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The PVCu double glazed windows and gas central heating ensure that you stay cosy and comfortable throughout the year.

This lovely home offers three bedrooms, providing ample space for the whole family to unwind and rest. The tiled bathroom/WC adds a touch of elegance to the property, perfect for unwinding after a long day.

One of the highlights of this property is its secluded position at the head of a cul-de-sac, offering peaceful views of the open space. Imagine waking up to the tranquil surroundings every morning!

For those who love to cook, the fitted kitchen is a dream come true. Additionally, the utility room/guests' cloaks/WC and study room provide extra convenience and functionality to the space.

Outside, you will find a driveway with parking space for two cars, making coming home a breeze. The enclosed child-friendly rear garden is perfect for little ones to play in, while you relax and enjoy the fresh air.

Don't miss the opportunity to make this wonderful property your own. With its prime location and charming features, this home is ready to welcome you with open arms.

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

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED STORM PORCH

Housing meter cupboards, has a PVCu double glazed entrance door leading to the;

RECEPTION HALLWAY

This has easy clean laminate flooring, tongue and groove wainscoting to dado height and replacement doors radiating to the following;-

FITTED KITCHEN measuring

9'10" x 7'1" (3m x 2.16m)

Comprehensively equipped in a range of beech effect base and wall units having contrasting roll topped work surfaces including a one and a half bowl single drainer stainless steel sink unit with mixer tap, space for slot in cooker, PVCu double glazed window to the front aspect with ceramic tiling to splash back areas, double panel radiator, a wall mounted Worcester Bosch condensing boiler and tile effect flooring.

UTILITY ROOM measuring

10'5" x 7'2" (3.2m x 2.2m)

Formerly the integral garage, now having a work surface with plumbing connections for automatic washing machine beneath, laminate flooring, double panel radiator, hanging space for cloaks and door to the;-

GROUND FLOOR GUESTS CLOAKS/WC

Having a white suite comprised of low level WC, hand wash basin, single panel radiator and extractor fan.

SMALL STUDY ROOM measuring

7'4" x 5'11" (2.25m x 1.82m)

Having a single panel radiator.

FULL WIDTH REAR LOUNGE/DINING ROOM measuring

18'9" max x 11'7" max (5.72m max x 3.55m max)

The lounge area having a double panel radiator, deep PVCu double glazed window to the rear garden, coved ceiling and the dining area having a further single panel radiator, PVCu double glazed French doors leading to the rear decked area, easy rise staircase and useful understairs storage cupboard.

ON THE FIRST FLOOR

A WELL LIT LANDING AREA

With access panel to the loft space and doors radiating to the following;-

FRONT BEDROOM ONE measuring

11'4" x 11'7" max into wardrobe (3.47m x 3.54m max into wardrobe)

Having a range of built in furniture incorporating sliding door wardrobes, single panel radiator and PVCu double glazed window to the front aspect.

REAR BEDROOM TWO measuring

8'2" x 10'4" (2.5m x 3.15m)

Having a PVCu double glazed window to the rear aspect and single panel radiator.

REAR BEDROOM THREE measuring

10'4" x 6'10" (3.16m x 2.1m)

Having a single panel radiator with thermostatic valve and PVCu double glazed windows to the rear aspect.

PARTLY TILED FAMILY BATHROOM/WC

Having a modern white suite comprised of panelled bath with electric shower, curtain and rail, vanity wash hand basin, low level WC, double panel radiator, ceramic floor tiling, inset ceiling lighting and PVCu double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a tarmacadam driveway with ample parking for two cars. A shared pedestrian entry leads to the fully enclosed rear garden, this having been laid for low maintenance, incorporating a decked area, artificial turf, well stocked borders and a substantial timber garden shed. The whole enjoys a particularly private rear aspect.

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

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

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

FIXTURES AND FITTINGS: Items detailed 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.

