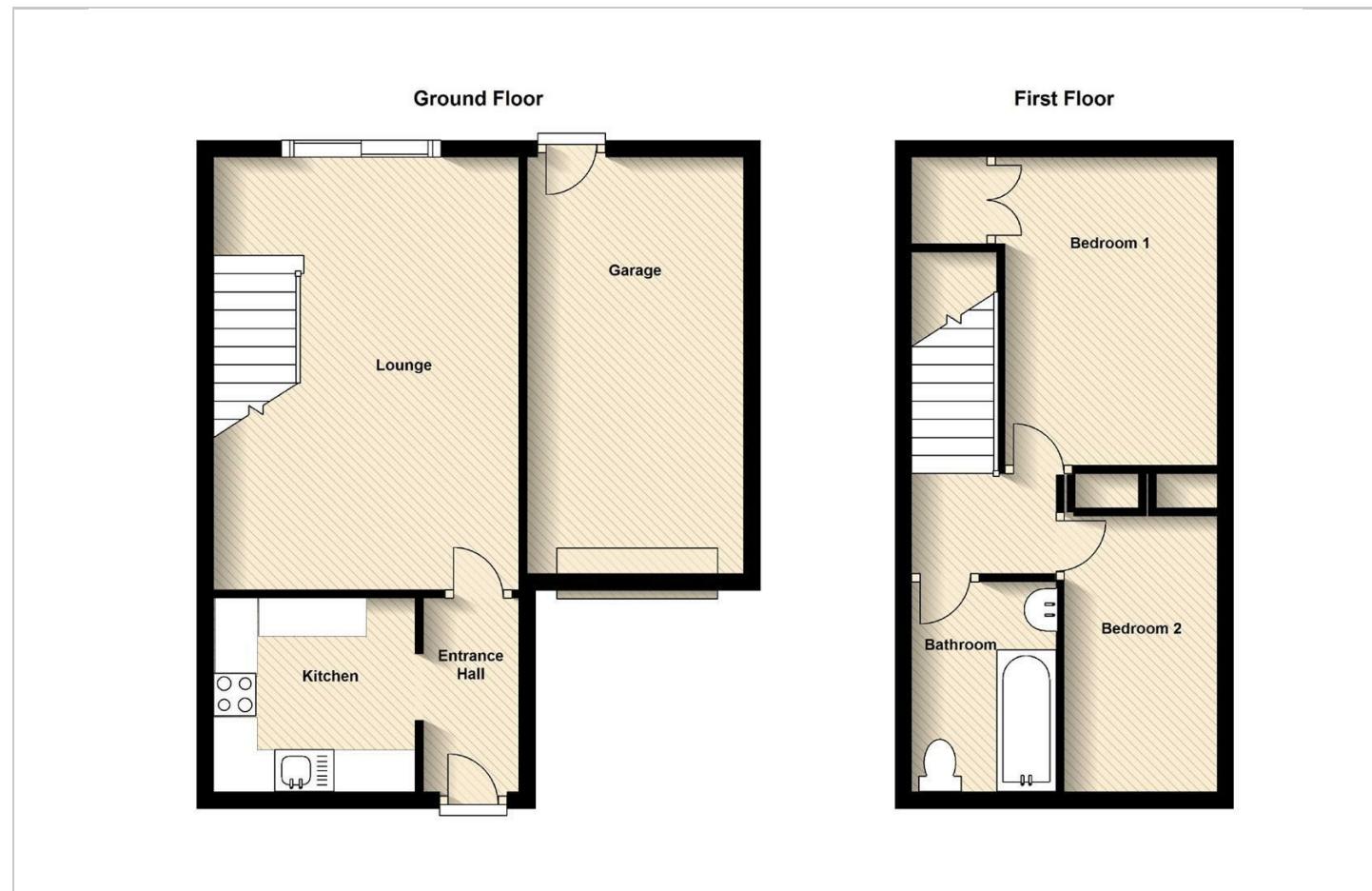


## Floor Plan



## Viewing

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

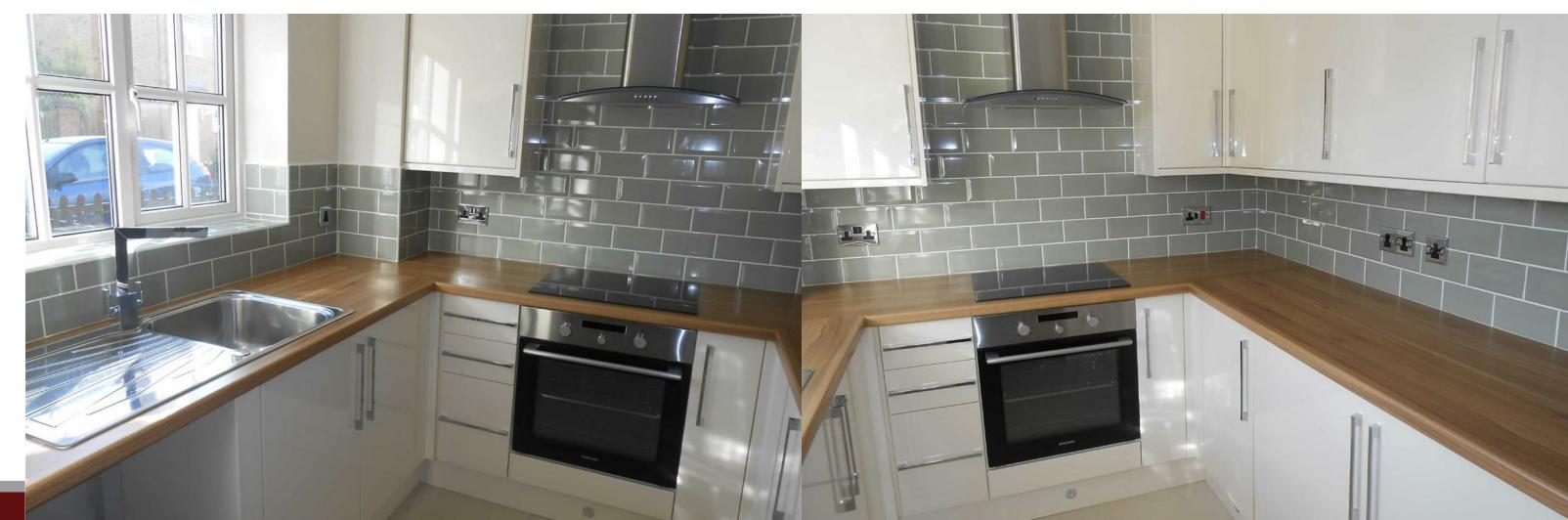
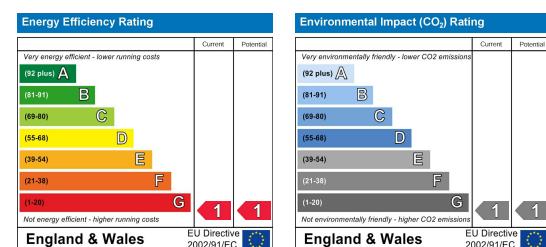
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ

t. 01922 404446  
e. sales@marrion.co.uk  
www.marrion.co.uk

## Energy Performance Graphs



## 52 Astbury Close

Turnberry, Bloxwich WS3 3YB

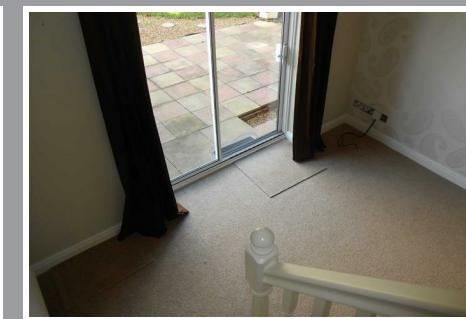
£1,100 Per Calendar Month



# 52 Astbury Close

Turnberry, Bloxwich WS3 3YB

£1,100 Per Calendar Month



The property forms part of the popular and well located Turnberry development, situated within easy reach of all usual local amenities. These include Town Centre facilities at nearby Bloxwich High Street, frequent and regular public transport services, schools catering for children of all age groups and places of public worship. There are also excellent recreational facilities in the area including Bloxwich Golf Club, and King George V Memorial Playing Fields. Nearby Junctions 10 and 11 of the M6 Motorway also afford convenient commuting to Birmingham City Centre and access to the wider West Midland conurbation.

Having been fully modernised and beautifully presented throughout, the gas centrally heated and PVCu double glazed accommodation briefly includes the following; (all measurements approximate)

## ON THE GROUND FLOOR

### A TILED CANOPY PORCH

With outside lantern light and secure front door opening into the; -

### SPACIOUS RECEPTION HALL

Having a single panel radiator and archway leading to the; -

### RE-FITTED KITCHEN measuring

7'10" x 7'10" (2.38 x 2.38)

Comprehensively re-equipped in a range of Howdens gloss cream base and wall units having contrasting wood effect roll topped work surfaces incorporating a single drainer stainless steel sink unit with contemporary mixer

tap, a Samsung four ring ceramic electric hob, matching Samsung fan assisted electric oven and chimney style extractor hood over, integrated larder fridge and freezer, plumbing connections for automatic washing machine, attractive ceramic tiling to splash back areas and flooring, inset ceiling lighting together with lighting to the work surfaces and purple plinth lighting, and a PVCu double glazed window overlooking the fore garden.

### SPACIOUS REAR LOUNGE measuring

16'5" x 8'5" (5 x 2.57)

Having one single and one double radiator, a spindled balustrade easy rise staircase to the first floor and double glazed sliding patio doors leading to the rear terrace.

## ON THE FIRST FLOOR

### A CENTRAL LANDING AREA

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

### REAR BEDROOM ONE measuring

12'0" x 8'8" min (3.65 x 2.65 min)

Having a built in double wardrobe, single panel radiator, laminate flooring and PVCu double glazed window to the rear aspect.

### FRONT BEDROOM TWO measuring

10'8" x 6'10" max (3.26 x 2.08 max)

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

### PART TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of vanity wash hand basin, low level close coupled WC and panelled bath with Mira Sport instant electric shower and glazed screen, single panel radiator, laminate flooring and PVCu double glazed window to the front aspect.

### SIDE ATTACHED SINGLE CAR GARAGE measuring

16'5" x 8'5" (5 x 2.57)

Having an up and over garage door, power and lighting, together with personal door to the rear garden, and a wall mounted Vaillant combination/condensing boiler.

## OUTSIDE

To the fore there is a tarmacadam driveway and low maintenance part gravelled and planted fore garden. To the rear of the property there is a fully enclosed part paved, decked, gravelled and lawned garden.

## GENERAL INFORMATION

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band B.

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

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

