



5 Woodbridge Close, Bloxwich,
Walsall, WS3 3UG

Offers in the Region Of £350,000

Bloxwich

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Set in an excellent location on the popular Turnberry Estate on the outskirts of Bloxwich, this superb, detached house boasts well-presented interiors and is ideally situated for access to amenities, schools and transport links with an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy lounge with window to the front elevation, attractive feature fireplace with gas fire inset and door into the separate dining room which has a patio door leading into the conservatory which overlooks the rear garden. Completing the ground floor there is the well-appointed kitchen which features a range of wall/base units, integrated dishwasher, fridge, double oven and gas hob with extractor over over and giving access to the under-stairs storage cupboard and useful utility area which has plumbing for a washing machine, door to rear garden and access to guest WC.

To the first floor there are four excellent bedrooms - three doubles and a single - shower room with suite comprising WC, wash basin with vanity unit and corner shower cubicle with electric shower over and there is a further bathroom which is accessed via the landing and also via bedroom one.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs / bushes and a paved patio area and there is driveway parking to the front of the property with access to the garage via an up-and-over garage door.





Property Specification

Lounge -	4.27m (14') x 3.69m (12'1")
Dining Room -	3.03m (9'11") x 2.72m (8'11")
Conservatory -	2.83m (9'3") x 2.56m (8'5")
Kitchen -	3.03m (9'11") max x 2.54m (8'4")
Utility -	1.78m (5'10") x 1.75m (5'9")
WC -	1.78m (5'10") x 0.92m (3')
Bedroom 1 -	5.22m (17'2") max x 2.35m (7'9")
Bathroom -	2.36m (7'9") max x 2.15m (7'1") max
Bedroom 2 -	4.27m (14') max into wardrobes x 2.72m (8'11")
Bedroom 3 -	3.03m (9'11") x 2.72m (8'11") max
Bedroom 4 -	2.72m (8'11") x 1.82m (6')
Shower Room -	1.97m (6'6") x 1.70m (5'7")
Garage -	5.15m (16'11") x 2.36m (7'9")

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: 29th November 2023

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

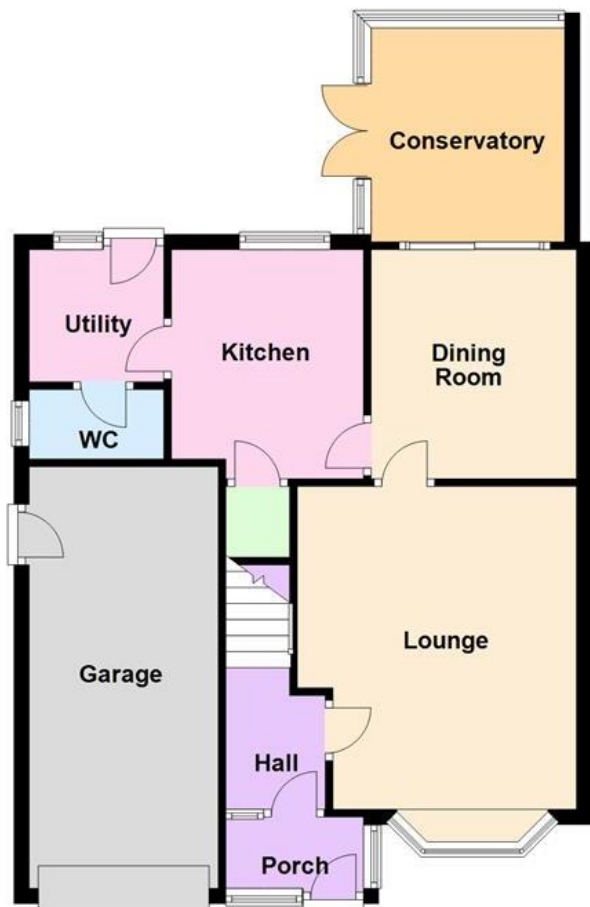
Council tax band: D

Tenure: Freehold

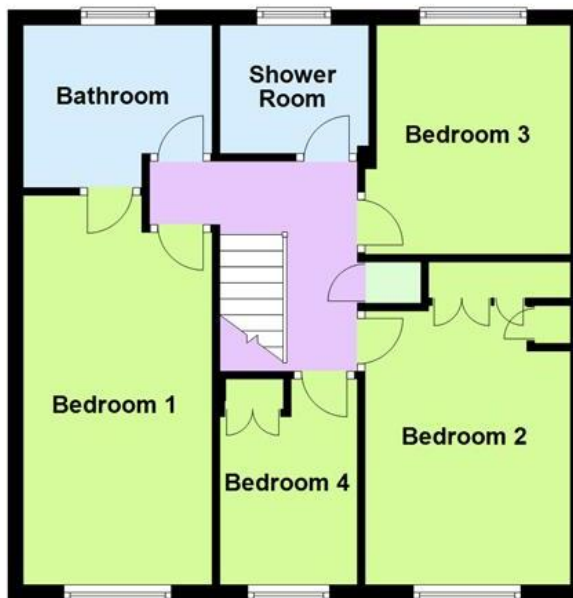
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

