



**Astbury Close,
Walsall, WS3 3YB**

Offers in the Region Of £260,000

**** TURNBERRY ESTATE ** CUL-DE-SAC LOCATION **** Skitts Estate Agents are delighted to offer this fantastic and versatile three bedroom semi-detached home situated on this quiet cul-de-sac on the very popular Turnberry estate. The property has great access to local transport links as well as amenities such as Bloxwich High Street a short distance away. The accommodation briefly comprises of lounge, kitchen/diner, orangery, study/bedroom four, three bedrooms, bathroom, off road parking and rear garden. **Viewings highly recommended to appreciate the accommodation on offer.**



Hallway Having a radiator, one ceiling light point, stairs to the first floor and doors into

WC Having a double glazed window to the front, radiator, one ceiling light point, low level WC and wash hand basin.

Study/Bedroom Four 12' 3" x 8' 2" (3.745m x 2.490m) Having a double glazed window to the front, radiator and spotlights.

Lounge 15' 1" x 14' 10" (4.597m x 4.509m) MAX Having a double glazed window to the front, radiator, one ceiling light point and door into

Kitchen/Diner 14' 9" x 10' 2" (4.506m x 3.091m) Having a double glazed window to the rear, spotlights, radiator, a range of fitted wall and base units with work surface over, sink with drainer and mixer tap, wall mounted double oven, microwave, electric hob with extractor fan over, built in washing machine and dishwasher, breakfast bar and access into

Orangery 9' 0" x 8' 1" (2.745m x 2.475m) Having double glazed windows to both sides, radiator, spotlights and double doors into the rear garden.

First Floor Landing Having a double glazed window to the side, one ceiling light point, airing cupboard housing the boiler, access into the loft and doors into

Bedroom One 12' 4" x 8' 2" (3.757m x 2.478m) Having a double glazed window to the rear, radiator, one ceiling light point and built in wardrobe.

Bedroom Two 11' 0" x 8' 5" (3.361m x 2.569m) Having a double glazed window to the front, radiator, one ceiling light point and storage cupboard.

Bedroom Three 9' 1" x 6' 6" (2.775m x 1.972m) Having a double glazed window to the rear, radiator and one ceiling light point.

Bathroom 6' 0" x 5' 6" (1.827m x 1.667m) Having a double glazed window to the front, one ceiling light point, radiator, bath with shower over, wash hand basin and low level WC.

Outside Front:- Having a driveway for multiple cars. Rear:- Having an easy to maintain rear garden with block paving, artificial grass, decking area and access into the storage room with spotlights.



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





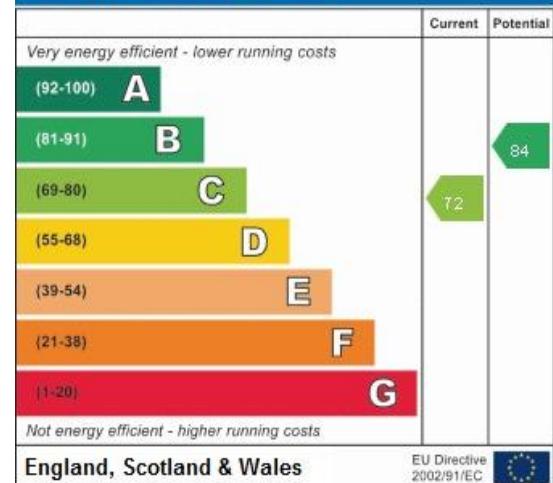
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility will be accepted for any inaccuracies, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The plan is not to scale and no guarantee can be given as to their operability or efficiency can be given. Based on Planbase 1000.

Energy Efficiency Rating



Address:
Astbury Close, Bloxwich

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