



## Alnwick Road,

Walsall, WS3 3XD

£365,000



**\*\*\*OFFERED WITH NO CHAIN | ESTABLISHED FAMILY HOME | POPULAR TURNBERRY ESTATE\*\*\***

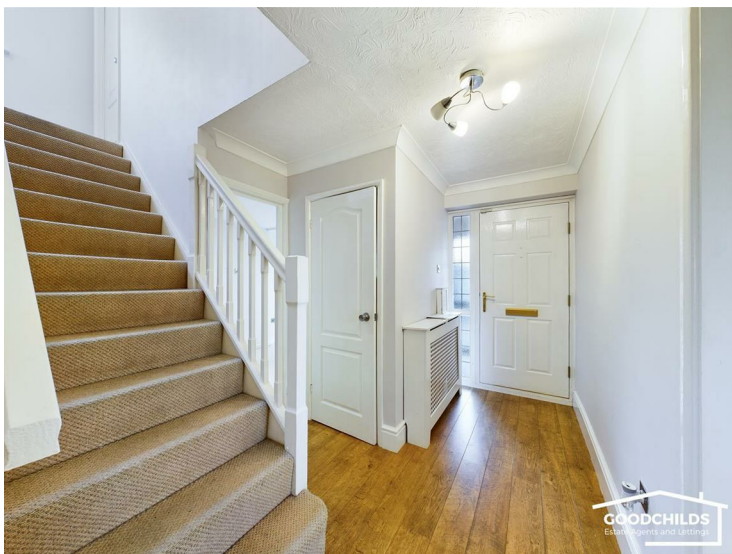
Goodchilds are delighted to offer this four bedroom detached family home for sale, located on the popular Turnberry Estate, Bloxwich. In brief the property consists of large porch with brown UPVC door, entrance hallway, guest WC, spacious lounge with feature fireplace, dining room with double doors to conservatory, fitted kitchen and 3rd reception room/utility from converted garage. Large landing to first floor, four bedrooms, ensuite shower room to master bedroom and family bathroom. Externally the property has ample off road parking and private enclosed rear garden. Situated close to all local amenities such as Bloxwich North Train Station, M6 motorway links and Bloxwich High Street.

### Approach



Block paved driveway providing off road parking for 2 vehicles and side access via wooden gate to the rear garden, spacious entrance porch with ceramic tiled flooring and brown UPVC doors

### Entrance Hallway



Entrance front door, wooden effect laminate flooring, gas radiator and staircase leading to first floor

### Guest WC



With UPVC double glazed window to front, low level WC, corner wash hand and gas radiator

### Lounge



UPVC double glazed window to rear, ceiling spot lights, gas radiator, wooden effect laminate flooring and feature fireplace with electric fire

### Fitted Kitchen



UPVC double glazed window to front, UPVC door leading to side access, matching wall, base and drawer units, sink and drainer unit with mixer tap, work top surfaces with tiled surrounds, integrated four ring gas hob, electric oven, stainless steel hood, splash back tiling, gas radiator and ceramic tiled flooring

## Dining Room



gas radiator, ceramic floor tiles, open plan to the kitchen, double internal doors leading to lounge and UPVC double doors to conservatory

## Conservatory



UPVC double glazed and brick construction with UPVC double glazed french doors leading to the rear garden, ceramic tiled flooring and ceiling fan.

## Utility/3rd Reception



UPVC double glazed window to front, gas radiator. Room was converted from garage to reception room. Back wall has units and work surface fitted to be used as a small utility area, can be used as a fifth bedroom or playroom

## Landing



Spacious landing with UPVC double glazed window to side, storage cupboard and loft hatch access

### Bedroom One



UPVC double glazed windows to rear, freestanding wardrobe and gas radiator

### Bedroom Two



UPVC double glazed window to rear and gas radiator

### Ensuite



UPVC double glazed window to side, shower cubicle with thermostatic shower and tiled walls, low level WC, pedestal basin with splash back tiles and radiator

### Bedroom Three



UPVC double glazed window to front, wooden effect laminate flooring and gas radiator

## Bedroom Four



UPVC double glazed window to rear and gas radiator

## Bathroom



UPVC double glazed window to front, panelled bath with shower mixer taps, low level WC and wash hand basin fitted into unit, tiled walls and floor and gas radiator.

## Rear Garden



rear garden with patio areas, artificial lawn area with borders, side gate to access front



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

117.39 m<sup>2</sup>  
1263.61 ft<sup>2</sup>

Reduced headroom

0.20 m<sup>2</sup>  
2.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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