6 Hollinwell Close, Bloxwich, Walsall, West Midlands, WS3 3UL

£359,950

- Popular Turnberry Estate
- Large Lounge with Bay window
- Conservatory
- Ensuite & Family Bathroom
- Direct links to Birmingham City Centre
- Detached Four Bedroom
- Breakfast kitchen/diner
- Utility & WC
- Ample Off Road Parking
- EPC: D - 63

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Hollinwell Close
Walsall
WS3 3UL

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A FANTASTIC OPPORTUNITY HAS ARISEN TO PURCHASE AN ESTABLISHED DETACHED HOME ON THE POPULAR TURNBERRY ESTATE IN BLOXWICH

Goodchilds are pleased to offer for sale this family home set on the popular Turnberry Estate. In brief the property consists of entrance porch and hallway, large lounge with walk in bay window, breakfast kitchen diner, utility with rear access and downstairs WC. There is also a large conservatory overlooking the rear garden. To the first floor there are four good sized bedrooms all incorporating built in wardrobe with an ensuite shower room to the master and a modern family bathroom.
Externally the enclosed rear garden has a raised lawn area with patio area and borders, parking is provided by a block paved driveway big enough for 3 cars and garage with up and over door. The property is located near to a local train station having direct links to Birmingham city centre. Set in a quiet cul-de-sac this property sits in a prime location and viewing is strongly recommended to avoid disappointment.

Entrance Porch
UPVC double glazed double doors, laminate flooring, door leading to

Entrance Hallway
UPVC double glazed front door, central heating radiator, stairs off to the first floor and door leading to

Lounge
4.96 (max) x 3.96 (16'3" (max) x 12'11")
With UPVC double glazed bay window to the front, central heating radiator, feature fireplace with gas fire and door to

Kitchen/Diner
5.67 x 2.93 (18'7" x 9'7")
With UPVC double glazed window to the rear, matching wall, base and drawer units, sink and drainer unit with mixer tap, work top surfaces including breakfast bar with tiled surrounds, integrated four ring gas hob, electric double oven, stainless steel hood, integrated dishwasher, splash back tiling, under stairs storage cupboard, radiator, french doors leading to

Conservatory
2.84 x 3.47 (9'3" x 11'4")
UPVC double glazed and brick construction with UPVC double glazed french doors leading to the rear garden, wooden effect flooring and ceiling fan.

Utility
1.70 x 1.85 (5'6" x 6'0")
With UPVC double glazed window to side, UPVC door to garden, plumbing for washing machine and appliance space, gas combination boiler and door to guest W.C

Downstairs WC
1.00 x 1.70 (3'3" x 5'6")
With UPVC double glazed window to side, low level WC, wash hand basin in vanity unit and heated chrome towel rail.

Landing
2.96 x 2.31 (9'8" x 7'6")
With loft hatch, airing cupboard and doors to bedrooms and bathroom.

Master Bedroom
3.02 x 3.95 (9'10" x 12'11")
With UPVC double glazed windows to front, fitted wardrobes over bed space and built in wardrobe with mirrored sliding doors, internal door leading to

Ensuite shower room
2.24 x 1.35 (7'4" x 4'5")
With UPVC double glazed window to side, shower cubicle, low level WC, sink in vanity unit, tiled walls and heated chrome towel rail

Bedroom Two
2.88 x 2.79 (9'5" x 9'1")
With UPVC double glazed window to rear, built in wardrobes with sliding mirrored doors, radiator.

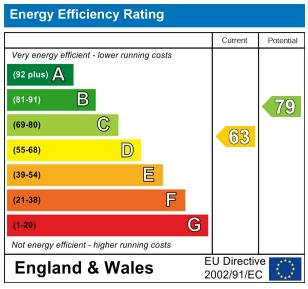
Bedroom Three
2.32 x 2.41 (7'7" x 7'10")
With UPVC double glazed window to rear, built in wardrobes with sliding mirrored doors, radiator and wooden effect laminate flooring

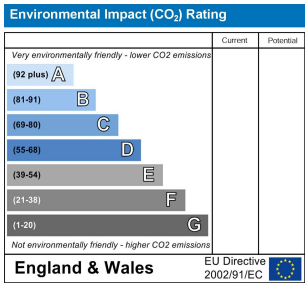
Bedroom Four
2.66 x 2.21 (8'8" x 7'3")
With UPVC double glazed window to rear, built in wardrobes, radiator and wooden effect laminate flooring

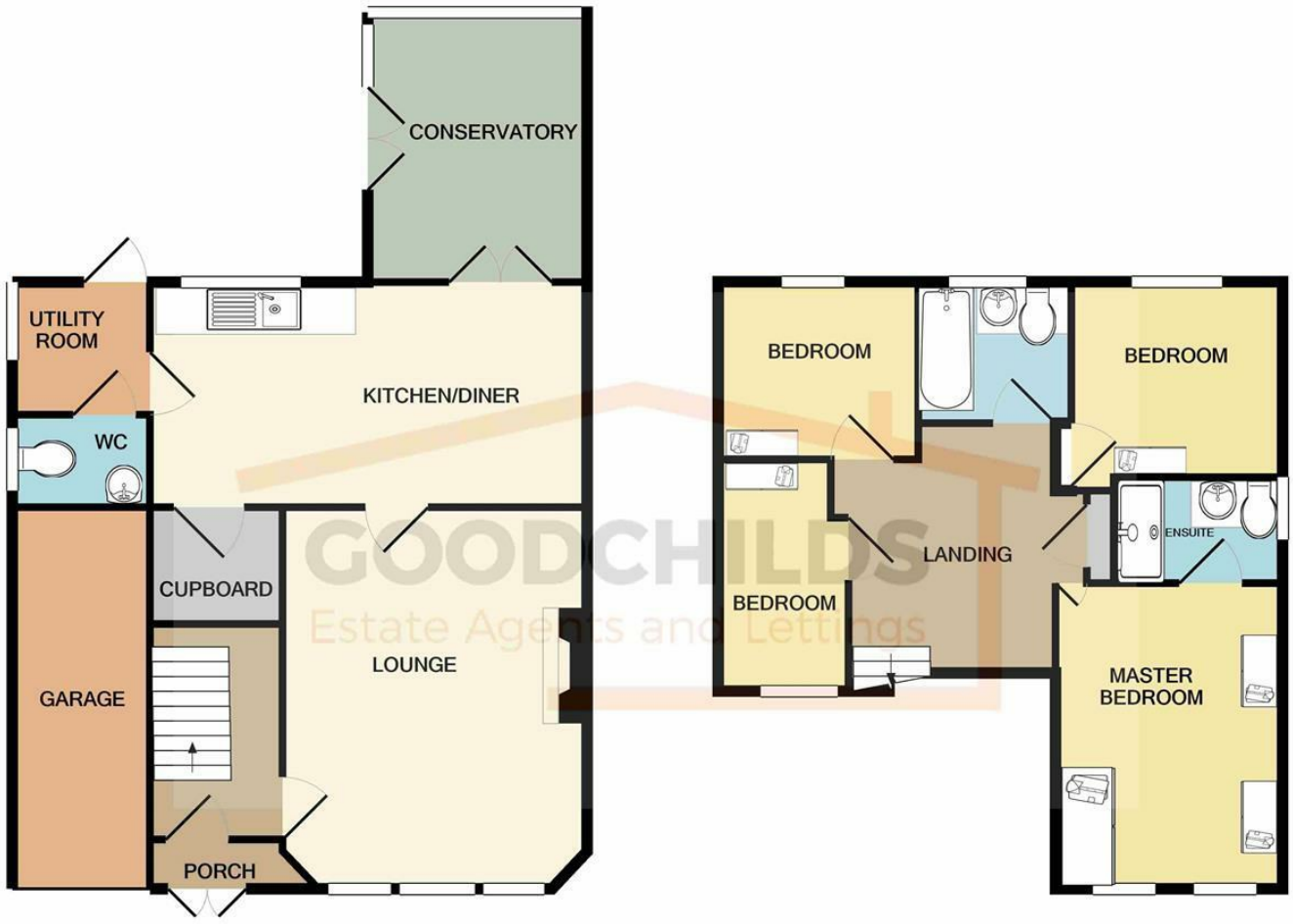
Family Bathroom
1.84 x 1.96 (6'0" x 6'5")
With UPVC double glazed window to rear, panelled bath with shower over, low level WC and wash hand basin in vanity unit, tiled walls and floor and heated chrome towel rail.

Rear Garden
attractive landscaped rear garden with patio areas, raised lawned area with borders, gate to access front

Front of Property
Block paved driveway providing off road parking for several vehicles, lawned area with shrubs







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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