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Lichfield Road | Walsall | WS3 3DP

Asking Price £415,000

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Summary

****OUTSTANDING EXECUTIVE HOME**TWO RECEPTION ROOMS**HEAVILY EXTENDED**STUNNING KITCHEN FAMILY ROOM**TWO ENSUITE BATHROOMS**FOUR GENEROUS BEDROOMS**WALLED AND GATED DRIVEWAY**GARDEN/BAR ROOM**LANDSCAPED REAR GARDEN**WALK IN WARDORBE TO LOFT ROOM**POPULAR LOCATION**VIEWING ESSENTIAL****

This impressive and heavily extended four-bedroom executive home on Lichfield Road offers luxurious living with a thoughtfully designed layout and high-quality finishes throughout.

To the front, a paved, walled, and gated driveway provides both security and style, leading to a welcoming porch and entrance hall. The first lounge features a beautiful bay window, creating a bright and inviting space. Beyond this, the extended lounge diner opens seamlessly onto the rear garden, offering a perfect setting for entertaining. The true heart of the home is the stunning open-plan kitchen, living, and dining area, designed for modern family life, with access to a convenient downstairs WC and an integrated garage.

The first floor boasts three generously sized bedrooms, including a master suite with an en-suite shower room. The family bathroom is designed to boutique hotel standards, offering a luxurious retreat. The second floor presents a further spacious bedroom with a walk-in wardrobe and a stylish shower room.

Outside, the beautifully landscaped rear garden features a paved patio area and a artificial lawns, perfect for relaxation and outdoor gatherings. A standout feature is the detached bar/garden room, complete with air conditioning, creating a versatile space for entertaining or unwinding in style.

This exceptional home effortlessly combines elegance, space, and contemporary design—ideal for families looking for a premium property in a sought-after location.

Key Features

- HEAVILY EXTENDED FAMILY HOME
- VIEWING ESSENTIAL
- LOUNGE, SITTING ROOM
- BAR/GARDEN ROOM
- DRIVEWAY WITH GATES
- SHOWHOME STANDARD
- FOUR BEDROOMS, FOUR BATHROOMS
- FABULOUS KITCHEN DINER
- LANDSCAPED GARDENS
- INTEGRAL GARAGE

Rooms and Dimensions

PORCH

THROUGH HALLWAY

SHOWER ROOM

LOUNGE

14'11" x 12'6" (4.55m x 3.82m)

SITTING ROOM

20'3" x 12'1" (6.19m x 3.70m)

KITCHEN AREA

16'2" x 16'6" (4.93m x 5.03m)

DINING/FAMILY AREA

16'7" x 8'10" (5.06m x 2.70m)

BEDROOM ONE

15'8" x 8'4" (4.78m x 2.55m)

ENSUITE SHOWER ROOM

BEDROOM TWO

11'11" x 11'3" (3.64m x 3.45m)

BEDROOM THREE

12'7" x 10'5" (3.85m x 3.19m)

FAMILY BATHROOM

ATTIC BEDROOM

22'10" max x 19'7" max (6.98m max x 5.98m max)

ENSUITE SHOWER ROOM

STUNNING LANDSCAED GARDEN

BAR / GARDEN ROOM

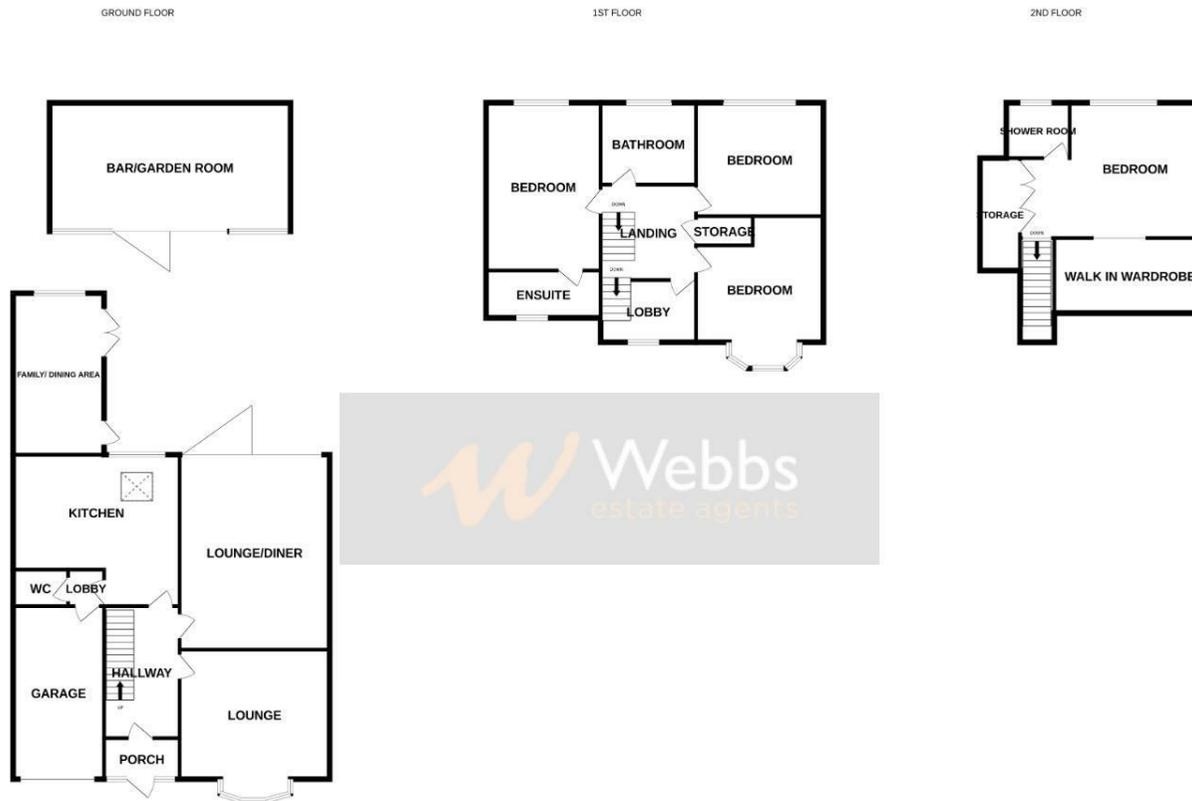
18'9" x 17'2" (5.74m x 5.25m)

GARAGE

16'2" x 9'3" (4.93m x 2.84m)







Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Buyer Average Efficiency - lower energy costs</p> <p>75.00 A</p> <p>70.00 B</p> <p>65.00 C</p> <p>60.00 D</p> <p>55.00 E</p> <p>50.00 F</p> <p>45.00 G</p>	<p>75.00 A</p>	<p>Buyer environmental impact - lower CO₂ emissions</p> <p>10.00 A</p> <p>15.00 B</p> <p>20.00 C</p> <p>25.00 D</p> <p>30.00 E</p> <p>35.00 F</p> <p>40.00 G</p>	<p>10.00 A</p>
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

