



## 98 Lichfield Road Bloxwich, Walsall, WS3 3LY

An Exceptional Four Bedroom Executive Residence | Exclusive Gated Development | Bespoke High-End Finishes | Expansive Garden & Luxury Kitchen | Energy-Efficient with Solar Panels

Nestled within an exclusive gated enclave of just five individually designed homes, this exquisite four-bedroom executive detached residence sets a new standard for contemporary luxury living in one of Walsall's most sought-after locations.

Impeccably finished throughout, the property boasts striking curb appeal with a block-paved driveway, manicured frontage, and a single garage. Upon entering, you're welcomed by a spacious entrance hall that introduces a refined yet inviting interior, seamlessly blending sophisticated design with functional family living.

The ground floor offers a choice of elegant living spaces, including a formal lounge. At the heart of the home lies a breathtaking open-plan kitchen and dining space, fitted with

Guide price £550,000

# 98 Lichfield Road

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- Exclusive gated development of just five individually designed executive homes
- Elegant living spaces, including a formal lounge and separate family room
- Eco-conscious living with nine roof-mounted solar panels for enhanced energy efficiency
- Prestigious Walsall location, offering excellent amenities, schools, and transport links
- Four double bedrooms, including a luxurious principal suite with en-suite bathroom
- Stylish bathrooms featuring ROCA sanitaryware and Porcelanosa tiling throughout
- Block-paved driveway for two vehicles plus single garage
- High-specification kitchen-diner with integrated NEFF appliances and bifolding doors to garden
- Generously proportioned rear garden with lawn and premium patio
- 10-year NHBC warranty for complete peace of mind



[Directions](#)







Floor Plan



Plots 1 & 4 - Total Sq Ft: 1863

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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