



98 Lichfield Road Bloxwich, Walsall, WS3 3LY

THE HEATH - where modern luxury meets timeless elegance, in a setting of unmatched exclusivity and tranquility.

Set within an exclusive gated development of just FIVE EXECUTIVE DETACHED NEW BUILD HOMES, the Heath presents a rare opportunity to acquire this prestigious new build property which offers the perfect blend of refined elegance, contemporary design, and secluded living - all just moments from excellent local amenities and green open spaces.

Located on a private road off Lichfield Road in Bloxwich, The Heath is approached via an electronically operate gated entrance, offering a sense of arrival, security and prestige. Totalling 1476 sq.ft, this striking home has been thoughtfully designed for modern family life, combining generous proportions with high-spec finishes and an uncompromising attention to detail.

The ground floor accommodation comprises a spacious living room ideal for relaxed evenings, and a stunning open-plan kitchen diner featuring NEFF integrated appliances and sleek cabinetry - a perfect hub for

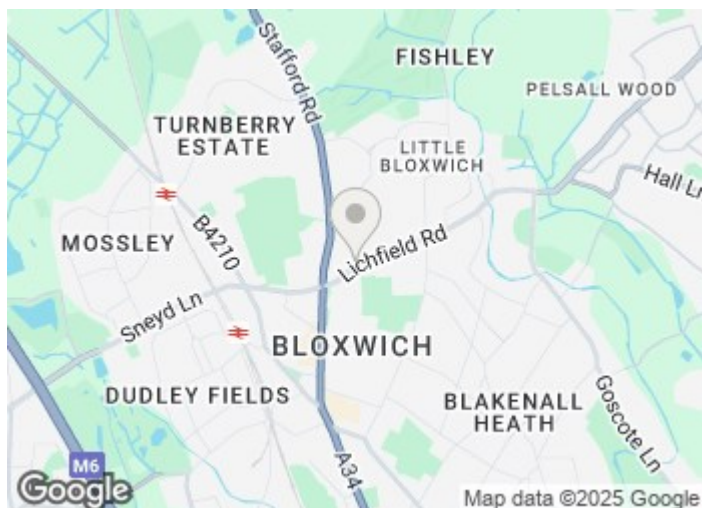
Guide price £495,000

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- Exclusive new-build four-bedroom home, "The Heath"
- Spacious, contemporary interiors designed for refined modern living
- Easy reach of McArthur Glen Designer Outlet West Midlands (approx. 8km)
- A rare opportunity to own an exclusive home in a sought-after setting
- Prestigious private road location with secure electric gated access
- Tranquil setting offering exceptional peace and privacy
- Superb leisure options nearby: Cannock Chase, Sutton Park, Walsall Arboretum
- Built by renowned developer Park Homes Ltd with outstanding specification
- Moments from Bloxwich High Street's shops and amenities
- Excellent transport links and access to surrounding countryside



[Directions](#)





Floor Plan

The HEATH



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