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Highfields Park | Cheslyn Hay, Walsall | WS6 7PH

Open To Offers £525,000

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## Summary

**\*\* EXECUTIVE DETACHED HOME \*\* HIGHLY DESIRABLE LOCATION \*\* FOUR DOUBLE BEDROOMS \*\* REFITTED BATHROOM AND EN-SUITE \*\* SPACIOUS BREAKFAST KITCHEN \*\* LARGE LOUNGE \*\* LANDSCAPED REAR GARDEN \*\* DOUBLE GARAGE \*\* EXCELLENT SCHOOL CATCHMENTS \*\* CLOSE TO VILLAGE SHOPS AND AMENITIES \*\* WALKING DISTANCE TO THE TRAIN STATION \*\* VIEWING STRONGLY ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale this EXECUTIVE FAMILY home on the highly desirable HIGHFIELDS development, within excellent school catchments, transport links via road and rail, local shops and amenities.

In brief consisting of an entrance hallway, refitted guest WC, the large lounge has double doors opening into the dining room, a spacious breakfast kitchen with a range of wall and floor units, and a door to the utility room.

To the first floor there are four generous double bedrooms, refitted stunning family four-piece bathroom, the master bedroom also has refitted en-suite shower room, externally the property has landscaped rear garden with patio seating areas, side gated access to a large cobbled driveway and double garage, VIEWING WILL BE ESSENTIAL to fully appreciate the size, standard and location of the property on offer.

## Key Features

- HIGHLY DESIRABLE LOCATION
- REFITTED EN-SUITE SHOWER ROOM
- TWO RECEPTION ROOMS
- DOUBLE GARAGE AND LARGE DRIVEWAY
- EXECUTIVE DETACHED HOME
- FOUR DOUBLE BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS
- REFITTED BATHROOM
- GUEST WC AND UTILITY ROOM
- VIEWING ADVISED

## Rooms and Dimensions

### DRAFT DETAILS

#### ENTRANCE HALLWAY

#### LOUNGE

16'11" x 11'5" (5.16m x 3.5)

#### DINING ROOM

10'9" x 10'7" (3.28m x 3.25m)

#### BREAKFAST KITCHEN

17'0" x 10'9" (5.19m x 3.28m)

#### UTILITY ROOM

7'10" x 5'2" (2.39m x 1.58m)

#### REFITTED GUEST WC

#### LANDING

#### BEDROOM ONE

13'7" x 11'9" (4.16m x 3.59m)

#### REFITTED EN-SUITE SHOWER ROOM

7'11" x 6'9" (2.42m x 2.07m)

#### BEDROOM TWO

12'1" x 10'6" (3.69m x 3.21m)

#### BEDROOM THREE

10'6" x 10'6" (3.22m x 3.21m)

#### BEDROOM FOUR

10'6" x 8'4" (3.22m x 2.56m)

#### REFITTED FAMILY BATHROOM

8'4" x 7'1" (2.56m x 2.18m)

#### DOUBLE GARAGE

17'1" x 17'2" (5.22m x 5.25m)

#### LANDSCAPED REAR GARDEN

#### LARGE FRONT BLOCK PAVED DRIVEWAY

FOR A VIEWING PLEASE CALL 01543 468846

#### COAL MINING

#### CONNECTIVITY:

#### PARKING

#### PROPERTY TYPE & CONSTRUCTION

#### ROOMS

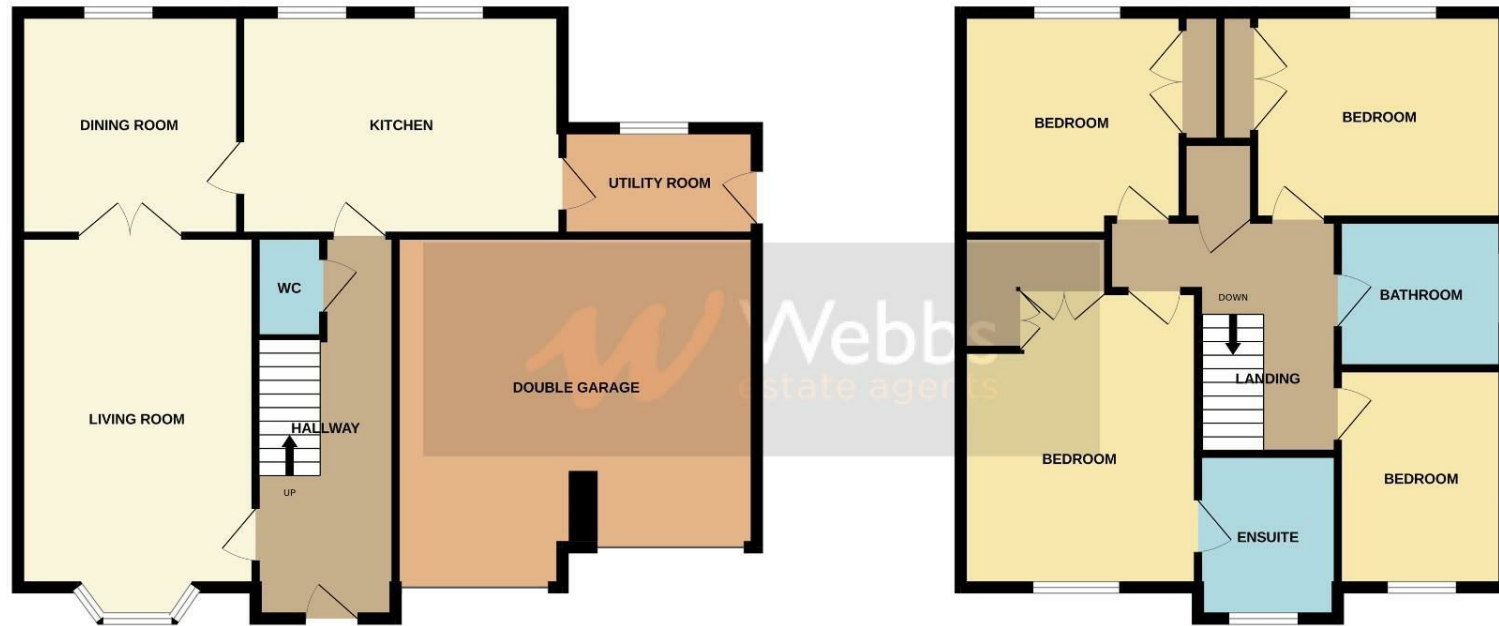
#### UTILITIES





GROUND FLOOR

1ST FLOOR



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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