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Highfield Road | Burntwood | WS7 9BY

£315,000

 **Webbs**  
estate agents



## Summary

**\*\* DECEPTIVELY SPACIOUS \*\* FOUR/FIVE BEDROOM HOME \*\* MODERN BREAKFAST KITCHEN \*\* EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS \*\* SPACIOUS LOUNGE \*\* DINING ROOM/BEDROOM FIVE \*\* GROUND FLOOR BATHROOM \*\* FIRST FLOOR SHOWER ROOM \*\* AMPLE OFF ROAD PARKING \*\* VIEWING STRONGLY ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a spacious semi-detached home, offering excellent school catchments, transport links, local shops and amenities. In brief consisting of entrance porch and hallway, spacious lounge that overlooks the rear garden, the dining room is also bedroom five, a ground floor bathroom and a modern breakfast kitchen.

To the first floor there are four further bedrooms and a shower room, externally the property has enclosed rear garden with a patio seating area, ample off-road parking via block paved driveway for several vehicles, **VIEWING ESSENTIAL TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER.**

## Key Features

- FOUR/FIVE BEDROOMS
- DINING ROOM
- EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS
- IDEAL FOR LOCAL AMENITIES
- IDEAL FOR BOTH BURNTWOOD AND LICHFIELD
- LARGE LOUNGE
- INTEGRAL GARAGE WITH BLOCK PAVED DRIVEWAY
- MODERN REFITTED BREAKFAST KITCHEN
- GROUND FLOOR BATHROOM FIRST FLOOR SHOWER ROOM
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

17'1" x 12'4" (5.22 x 3.76)

### MODERN BREAKFAST KITCHEN

17'1" x 13'3" (5.22 x 4.04)

### DINING ROOM/BEDROOM FIVE

12'5" x 9'6" (3.80 x 2.90)

### GROUND FLOOR BATHROOM

9'11" x 5'4" (3.04 x 1.63)

### LANDING

### BEDROOM ONE

13'7" x 11'10" (4.15 x 3.61)

### BEDROOM TWO

10'11" x 9'7" (3.34 x 2.93)

### BEDROOM THREE

9'7" x 9'3" (2.93 x 2.82)

### BEDROOM FOUR

11'10" x 9'3" (3.61 x 2.82)

### SHOWER ROOM

6'1" x 5'8" (1.86 x 1.75)

### INTEGRAL GARAGE

18'0" x 8'7" (5.50 x 2.63)

### LARGE BLOCK PAVED DRIVEWAY

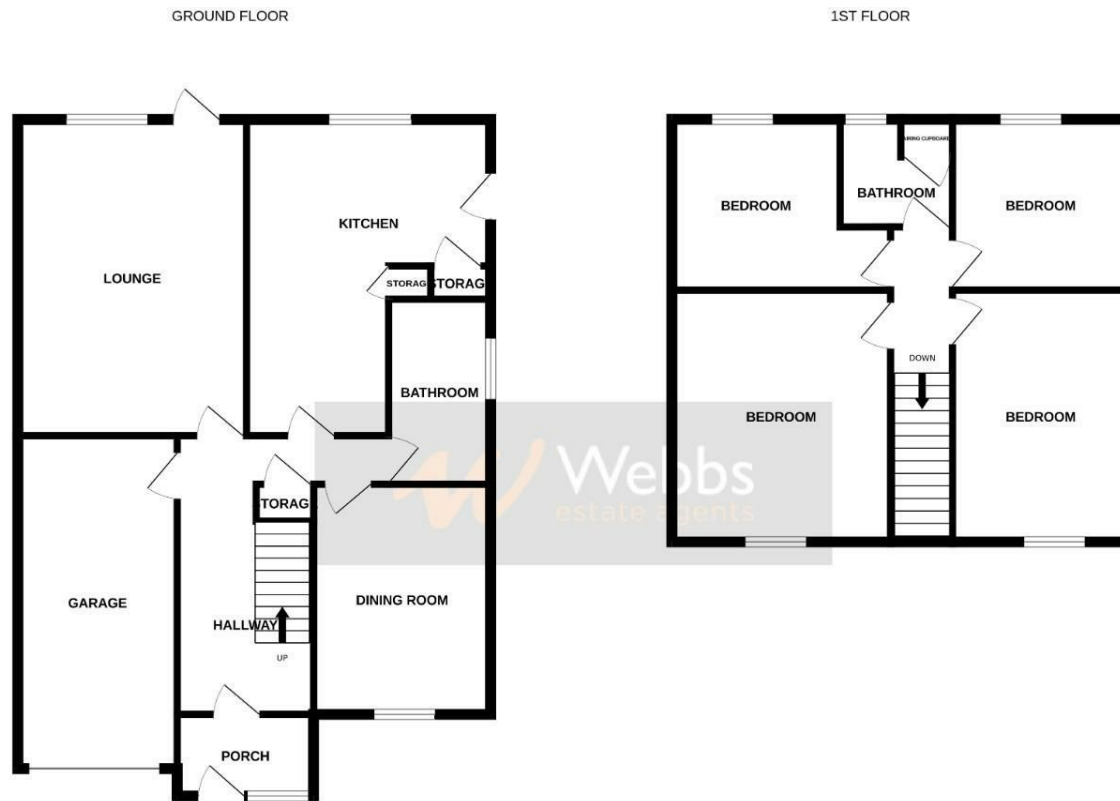
### Identification checks - C











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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m<sup>2</sup> A</p> <p>105 kWh/m<sup>2</sup> B</p> <p>110 kWh/m<sup>2</sup> C</p> <p>115 kWh/m<sup>2</sup> D</p> <p>120 kWh/m<sup>2</sup> E</p> <p>125 kWh/m<sup>2</sup> F</p> <p>130 kWh/m<sup>2</sup> G</p>	<p>83</p>	<p>Key Average Energy Use - lower CO<sub>2</sub> emissions</p> <p>100 g/m<sup>2</sup> A</p> <p>105 g/m<sup>2</sup> B</p> <p>110 g/m<sup>2</sup> C</p> <p>115 g/m<sup>2</sup> D</p> <p>120 g/m<sup>2</sup> E</p> <p>125 g/m<sup>2</sup> F</p> <p>130 g/m<sup>2</sup> G</p>	<p>83</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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