



11 Leigh Road,  
Walsall, WS4 2DT

Offers in the Region Of £525,000



# Walsall

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Presenting for sale, this immaculate, detached house set in a highly sought after location. This property is perfectly suited for families and comes with an array of desirable features including a beautiful garden, a dedicated EV charging point, driveway parking and a garage conversion perfect for hobbies or a home office.

The property boasts two welcoming reception rooms, both featuring cosy fireplaces. The first reception room has a charming bay window to the front, allowing natural light to flood in. The second reception room offers a serene garden view and direct access to the outdoor space, perfect for those pleasant summer evenings.

The house is served by a modern, fitted kitchen offering ample space for dining with a delightful breakfast area. The kitchen is equipped with an integrated oven and gas hob, as well as two integrated fridges. A utility room with fitted units, a Belfast sink and access to a guest WC completes the ground floor.

The property benefits from four well-proportioned bedrooms, three of which are double-sized, and the remaining being a single, making it ideal for a variety of family needs. The luxurious bathroom is a real highlight, featuring a free-standing bath, a spa shower cubicle and a separate WC off the landing, ensuring a spa-like experience at home.

Excellent public transport links, local amenities and nearby schools are added advantages of this location. This splendid home is a rare opportunity not to be missed!







## Property Specification

### Hall

Lounge - 5.02m (16'6") max into bay x 3.57m (11'9") max

Family Room - 4.97m (16'4") max into bay x 3.57m (11'9")

Breakfast Kitchen - 4.54m (14'11") x 3.18m (10'5") max/2.27m (7'5") min

Utility - 4.36m (14'4") max x 2.88m (9'5")

Hobby Room/Home Office - 4.06m (13'4") x 2.78m (9'1")

WC - 1.62m (5'4") x 0.91m (3')

Bedroom 1 - 3.94m (12'11") x 3.57m (11'9")

Bedroom 2 - 3.94m (12'11") x 3.57m (11'9")

Bedroom 3 - 3.30m (10'10") x 2.78m (9'1")

Bedroom 4 - 2.53m (8'4") x 2.27m (7'5")

Bathroom - 2.40m (7'10") x 2.27m (7'5")

WC - 1.07m (3'6") x 1.54m (5'1")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 8th April 2025

### Viewer's Note:

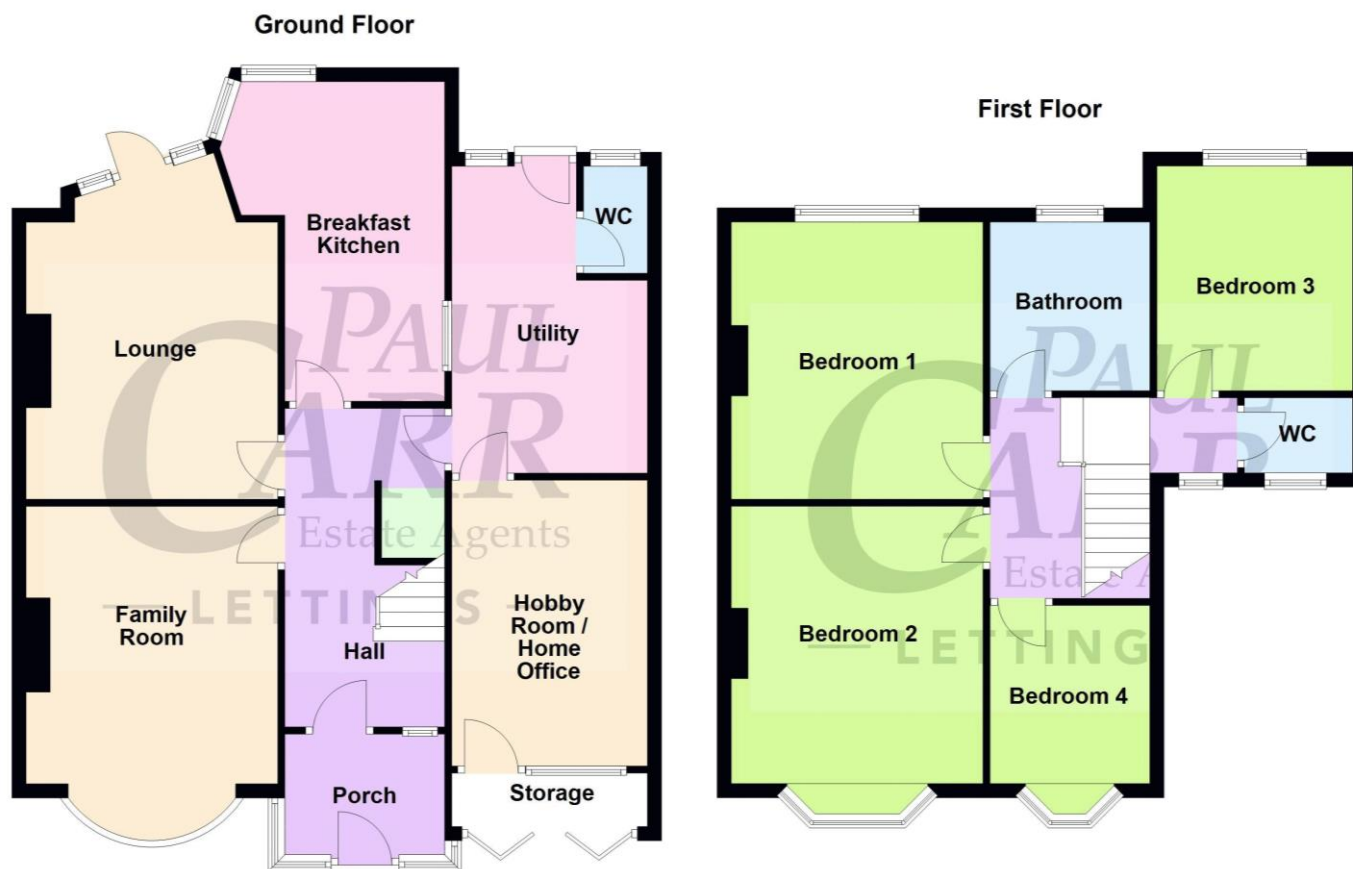
Services connected: Gas, Water, Electric & Drainage

Council tax band: F

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

