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**HIGHFIELD FARM, 158 WALSALL ROAD, WALSALL WOOD, WS9 9AJ**

## GUIDE PRICE—£825,000

Set behind private gates within the prestigious Highfield Farm on Walsall Road, this truly deceptively spacious, detached family bungalow is a must see property, offering exceptional space, privacy, and versatility.

The home provides four generous bedrooms, each with its own en-suite, along with an outstanding range of living accommodation including a grand entrance hallway, generous family lounge, second sitting/dining room, conservatory and an impressive open-plan breakfast kitchen.

Externally, the property enjoys a remarkable garden featuring a large water feature and picturesque views across the nature reserve to the rear, while further benefits include central heating, double glazing (where specified), a double garage, and extensive off-road parking for over 20 vehicles.

Set back from the roadway on a generous plot, behind remote controlled electric gates, the property is surrounded by a variety of mature trees, shrubs and bushes, with a large off road parking area. Access to the property is gained via a paved pathway and canopy porch through a multi-locking obscure double glazed door leading into:

**LARGE, WELCOMING RECEPTION HALL:** Having high ceilings with two Velux skylights, engineered wood flooring, air conditioning unit, radiator with cover, doors radiate off to:

**GUESTS CLOAKROOM/WC:** Low level wc, wall hung wash hand basin, storage/display shelf, part tiled walls, tiled flooring.

**SPACIOUS LOUNGE:** 24' x 17' max / 14'2" min Pvc double glazed window to side, Inglenook fireplace with rustic brick surround and tiled hearth, log burning stove, engineered wood flooring, radiator, air conditioning unit.



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**SITTING/DINING ROOM:** 23'2" max / 19' min x 14' Pvc double glazed French doors to conservatory, porthole window, Inglenook fireplace with log burning stove, tiled hearth and rustic brick surround and timber beam over, tiled floor, modern vertical radiator, air conditioning unit.

**OPEN PLAN KITCHEN/DINER:** 20'7" max / 17'4" min x 14'1" max / 9'2" min Pvc double glazed bay window to front and side, ceramic tap with flexible spray tap set into box edged work surfaces, tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, central island unit with breakfast bar having space for three stools, Range style cooker, space for American fridge/freezer, space for dining table and chairs, tiled flooring, radiator with cover, door to:

**UTILITY ROOM:** Obscure pvc double glazed window to front, plumbing and space for washing machine, fitted base and wall units, integrated microwave, tiled flooring.

**CONSERVATORY:** 15'10" x 14'1" Pvc double glazed windows to each elevation and French doors to side, tiled floor.

**BEDROOM ONE:** 20'9" x 12'5" Pvc double glazed window to rear, built-in storage including three double wardrobes, one single wardrobe, built-in drawers and matching bedside units, radiator, walk-in dressing room with access to:

**EN-SUITE BATHROOM:** 9'2" x 6'8" Obscure pvc double glazed window to side, white suite comprising bath, wash hand basin with vanity unit below, light up mirrored wall cabinet, low level wc, tiled flooring, part tiled walls, chrome ladder style radiator.

**BEDROOM TWO:** 22'7" x 18'6" Accessed via a dressing room in bedroom one, pvc double glazed windows to side and rear, radiator, access to:

**EN-SUITE SHOWER ROOM:** Walk-in shower cubicle with sliding shower screen, wash hand basin with vanity unit below, low level wc, tiled flooring, chrome ladder style radiator.



**TENURE:** We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





**BEDROOM THREE: 18'5" x 14'2"** Pvc double glazed bay windows to front and side, radiator, loft access, door to:

**EN-SUITE SHOWER ROOM:** Obscure pvc double glazed window to side, corner enclosed shower cubicle with glazed sliding doors, low level wc, wash hand basin with vanity unit below, part tiled walls and flooring, radiator.

**BEDROOM FOUR: 18'11" x 10'1"** Pvc double glazed window to side, two built in wardrobes with storage cupboards and drawers, radiator, walk-in wardrobes, access to:

**EN-SUITE SHOWER ROOM:** Obscure pvc double glazed window, corner enclosed shower cubicle, part tiled walls, wash hand basin with vanity unit below, low level wc, part tiled walls.

**GARAGE: 24'10" x 19'10"** Electric up and over garage door, pvc double glazed obscured door to side (**Please check the suitability of this garage for your own vehicles**)

**OUTSIDE:** Having an open rear aspect overlooking fields and nature reserve, wraparound garden with large patio area, 5000 gallon pond which is gravity fed and houses feature waterfall, generous lawn with borders having a variety of mature shrubs, bushes and trees, two log stores. **Outdoor storage/workshop being 11'1" x 7'3"** Composite building having power, three glazed windows.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band:



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan

