



ANDREW
DOWNING
BOOTHTM
ESTATE AGENTS

High Hill, Essington

£435,000

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One of the most stunning newbuild homes I have come across! Built by a high end developer, with no expense spared on the finish, this home offers much more space than you would expect for a modern property (both inside and out) with its generous dimensions and large plot. What's more, the property has a very high energy efficiency rating, to include an air source heating system, electric car charging point and a rainwater harvesting system. The accommodation comprises a generous through entrance hall, living room with patio doors opening to the garden and a stunning kitchen with bi-fold doors also opening to the rear garden. There is also a third double bedroom, shower room and utility room, whilst the first floor boasts two vast double bedrooms with the master having a picture window overlooking the garden with doors leading off to a Juliette balcony, and there is also a wonderful contemporary bathroom. Outside is equally as impressive with the large plot being laid mainly to lawn with a large patio accessed off the kitchen providing the perfect spot for al-fresco dining. There is also ample parking to the front on the large block paved driveway which is approached by a long gravelled driveway, shared with the neighbour. Sitting in the desirable village of Essington with great access to the M6, M54 and St. John's Primary School, what more could you possibly want!? Call and book in an early viewing today to avoid disappointment!

The photos advertised are of Mulberry Cottage 132b. Each property should be identical internally however this might be subject to slight change and amendments. All internal measures are approximately. Each property comes with flooring.





- Hugely Impressive Individual Three Double Bedroom Detached Property
- Sitting On A Large Plot With Ample Parking & Spacious Garden
- Utility, Spacious Bathroom & Ground Floor Shower Room
- Very High Specification Finish
- Generous Living Room & Wonderful Contemporary Kitchen/Diner with Bi-Fold Doors
- Desirable Features To Include A Juliet Balcony, Air Source Heat Pump and Electric Car Charging Point

