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Highgate Road | Walsall | WS1 3JA

Asking Price £375,000



Summary

OPEN HOUSE // SATURDAY 2ND MAY -- PLEASE CALL 01922 663399 FOR TIME**INDIVIDUAL DESIGN DETACHED HOME**DRIVE AND GARAGE**THREE STORIES**OPPORTUNITY TO MAKE IT YOUR OWN**SEMI OPEN PLAN LIVING KITCHEN DINER**POPULAR LOCATION**VIEWING ESSENTIAL

Nestled in the prestigious area of Highgate Road, Walsall, this individual detached home offers a remarkable opportunity for those seeking a blend of comfort and potential. This property is ideally situated close to local amenities, including shops, schools, and excellent transport links, making it a perfect choice for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, featuring stunning floor-to-ceiling windows that flood the room with natural light. The ground floor also boasts a semi-open plan living, kitchen diner, where the dining area seamlessly connects to the rear garden through patio doors. The fitted kitchen is complemented by a versatile dining/utility room, enhancing the functionality of the space. Additionally, there is a ground-floor bedroom and a guest WC, which could easily serve as a self-contained annex due to its separate access.

Venturing to the top floor, you will find three generously sized bedrooms, each offering ample space and comfort, along with a well-appointed fitted bathroom.

The exterior of the property is equally impressive, featuring a private and enclosed mature rear garden, perfect for outdoor relaxation and entertaining. A paved patio area provides an ideal spot for al

Key Features

- INDIVIDUAL DESIGN DETACHED HOME
- SPANS OVER THREE FLOORS
- THREE RECEPTION ROOMS
- UNIQUE THROUGHOUT
- VIEWING ESSENTIAL
- DRIVE CARPORT AND GARAGE
- SEMI OPEN PLAN LIVING KITCHEN DINER
- GUEST WC
- PERFECT FAMILY HOME
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

1st Floor

Entrance Hall

Lounge

15'2" x 14'11" (4.632m x 4.55m)

Ground Floor

Hall

Dining Room

15'2" x 9'9" (4.638m x 2.984m)

Fitted Kitchen

14'3" x 7'6" (4.356m x 2.307m)

Reception Room/ Utility

13'6" x 7'11" (4.131m x 2.430m)

Inner Hall

Guest WC

6'5" x 4'7" (1.956m x 1.414m)

Bedroom Four/ Study

7'11" x 8'2" (2.429m x 2.505m)

Identification Checks B







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 ₂) Rating	
Score	Band	Score	Band
80	A	80	A
75	B	75	B
70	C	70	C
65	D	65	D
60	E	60	E
55	F	55	F
50	G	50	G

England & Wales EU Directive 2002/91/EC **80**
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