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**Highfield Road North | Walsall | WS3 5DA**

**Asking Price £274,000**

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estate agents

## Summary

EXTENDED THREE BEDROOM SEMI-DETACHED HOME (WS3 5DA)  
DECEPTIVELY SPACIOUS FAMILY ACCOMMODATION  
LOUNGE, DINING AREA & CONSERVATORY  
STUDY / HOME OFFICE  
GROUND FLOOR SHOWER ROOM + SEPARATE WC  
KITCHEN WITH SEPARATE UTILITY & REAR LOBBY  
DRIVEWAY & GARAGE  
PRIVATE REAR GARDEN  
DETACHED HOME OFFICE/HOBBY ROOM WITH POWER & LIGHT 23ft 3 x 17ft 8  
LARGE HOT TUB (SEATS UP TO 8 PEOPLE)

## Key Features

- SEMI DETACHED HOME
- LIVING ROOM
- KITCHEN & UTILITY
- CONSERVATORY
- ENCLOSED REAR GARDEN WITH OFFICE
- DRIVEWAY & GARAGE
- DINING AREA
- WC
- 3 BEDROOMS, FAMILY BATHROOM
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### LIVING ROOM

10'3" x 13'10" (3.13 x 4.24)

### DINING AREA

15'10" x 12'11" (4.84 x 3.95)

### CONSERVATORY

7'6" x 11'5" (2.31 x 3.5)

### KITCHEN

8'0" x 15'10" (2.46 x 4.84)

### UTILITY ROOM

6'7" x 11'3" (2.01 x 3.43)

### WC

### FIRST FLOOR LANDING

### BEDROOM ONE

11'0" x 10'3" (3.36 x 3.13)

### BEDROOM TWO

10'3" x 12'10" (3.13 x 3.92)

### BEDROOM THREE

6'10" x 5'1" (2.09 x 1.57)

### FAMILY BATHROOM

7'8" x 6'3" (2.36 x 1.91)

### OUTSIDE

### HOME OFFICE / HOBBY ROOM

### Identification Checks

### Premium Conveyancing (B)





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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
116.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	
Score	Band	Score	Band
75	B	60	D
70	C	55	E
65	D	50	F
60	E	45	G
55	F	40	
50	G	35	
45		30	
40		25	
35		20	
30		15	
25		10	
20		5	
15		0	

England & Wales EU Directive 2002/91/EC