



Highfields Road, Burntwood, WS7 4QS

£630,000

Chasetown

£630,000



Welcome to Highfields Road, a meticulously finished and tastefully refined executive family home occupying a fantastic corner plot in an exclusive private drive.

Internally you will be greeted with a stunning grand entrance hall with a prominent gallery landing above, spacious family living room, beautiful open plan kitchen diner finished to a high specification, useful utility space, office/second snug room, conservatory with French Doors into the rear garden, large garage currently used as a gym and completing the ground floor is the guest W/C.

Stairs lead to the first floor where the property boasts four excellent sized double bedrooms, with a lovely en suite to master and an equally well finished family bathroom.

Outside is a well matured and privately enclosed rear garden with a bar and hot tub making it the perfect place for social and family gatherings.

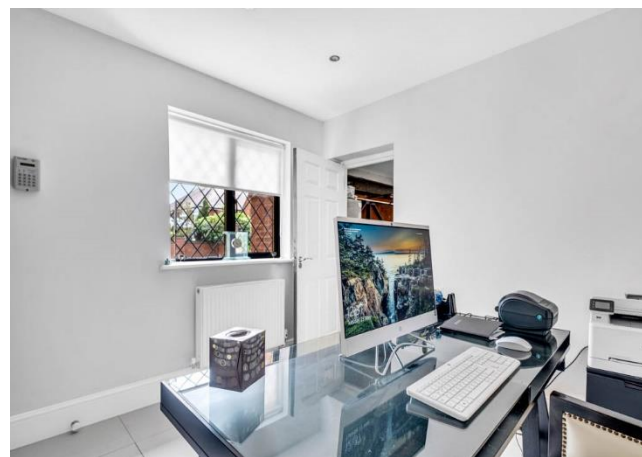
To the fore is a multi vehicle driveway and access to the large garage space.

Nearby are a variety of shops, the highly regarded Erasmus Darwin Academy and easily accessible transport links.

If you are in the market for your dream property you will struggle to find a comparison.... DO NOT MISS YOUR CHANCE TO VIEW!!!



Property Specification



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:

BEAUTIFULLY FINISHED THROUGHOUT
EXECUTIVE FAMILY HOME
FOUR RECEPTION ROOMS
FOUR DOUBLE BEDROOMS
MASTER WITH EN SUITE

Entrance Hall

Family Living Room 24' 0" x 12' 11" (7.32m x 3.94m)

Breakfast Kitchen 11' 7" x 11' 7" (3.53m x 3.53m)

Dining Room 11' 7" x 11' 7" (3.53m x 3.53m)

Conservatory 13' 2" x 12' 4" (4.01m x 3.76m)

Utility Room

Study/Snug Room 11' 7" x 9' 9" (3.53m x 2.97m)

Guest Cloakroom

Gallery Landing

Master Bedroom 13' 0" x 9' 1" (3.96m x 2.77m)

Bedroom Two 12' 2" x 11' 10" (3.71m x 3.61m)

Bedroom Three 12' 0" x 11' 10" (3.66m x 3.61m)

Bedroom Four 11' 10" x 11' 9" (3.61m x 3.58m)

En Suite Shower Room

Family Bathroom

Double Garage 18' 1" x 16' 7" (5.51m x 5.05m)

Services connected: Gas, Electric, Water, Drainage
Council tax band: G
Tenure: Freehold



Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

