



Highfield Avenue,  
Burntwood, WS7 9AW

**£300,000**

£300,000



**\*WOW\* \*STUNNING FAMILY HOME ON HIGHFIELD AVENUE\*** Welcome to Highfield Avenue, a well looked after family home situated on an ever popular residential street in Burntwood.

Internally the home is immaculately presented and features an inviting entrance hallway, generous family living room, additional dining room, conservatory and well maintained kitchen. The ground floor also boasts a useful single garage and guest W/C.

Stairs lead to the first floor where you have three well proportioned bedrooms with the master having built in wardrobes. Completing the first floor is a lovely modern shower room and separate W/C.

Outside you have a stunning rear garden perfect for any growing family, also giving you the added benefit of further extension if needed.

To the fore is a block paved, multi vehicle driveway.

Amenities are right on your doorstep and include a handful of shops, Burntwood Park, Primary and Secondary Schools as well as leisure facilities and doctor's surgery.

Other extras include:

Recently fitted boiler

Underfloor heating in Kitchen

Underfloor heating in Bathroom









## Property Specification

BEAUTIFUL PROPERTY  
SOUGHT AFTER LOCATION  
THREE BEDROOMS  
THREE RECEPTION ROOMS  
CONSERVATORY

### Hall

Living Room 3.80m (12'6") x 3.51m (11'6")

Dining Room 3.63m (11'11") x 3.51m (11'6")

Kitchen 3.80m (12'6") x 3.47m (11'5")

Conservatory

Garage

WC

Landing

Bedroom 1 4.31m (14'2") x 3.96m (13')

Bedroom 2 3.48m (11'5") x 3.13m (10'3") plus  
0.82m (2'8") x 0.82m (2'8")

Bedroom 3 3.04m (10') x 2.47m (8'1") plus 0.82m  
(2'8") x 0.82m (2'8")

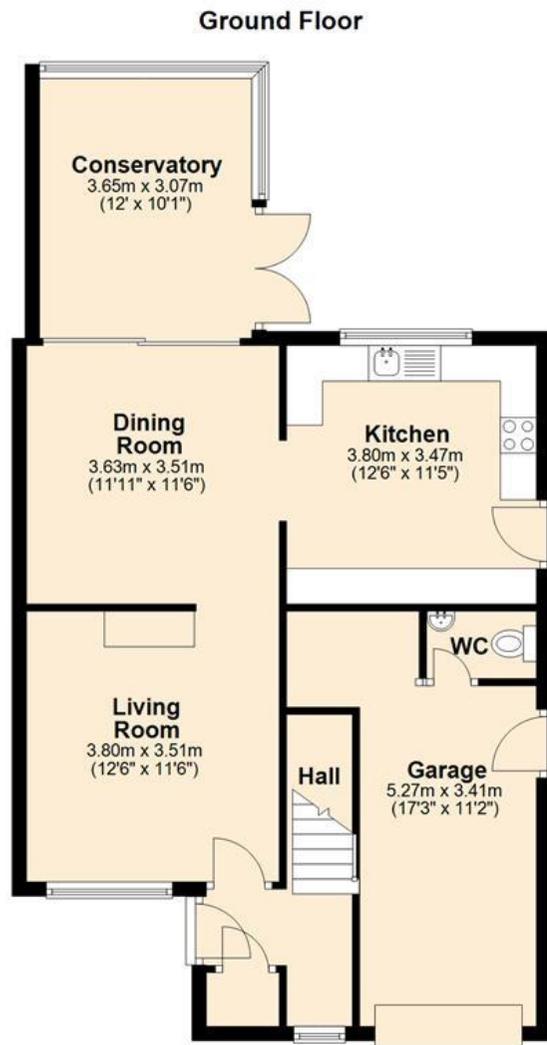
Shower Room

### Viewer's Note:

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

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

