



11 Highgate Close,  
Walsall, WS1 3JD

Offers in the Region Of £345,000



# Walsall

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Set in a popular Cul-de-Sac location in a sought-after area of Walsall, this detached family home offers extended accommodation, and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy living room with large window to the front elevation, fireplace with log burner inset and double doors leading into the spacious and well appointed kitchen / dining room which features tiled flooring, a range of wall / base units, integrated dishwasher, oven and hob with extractor over, plumbing for a washing machine, French Windows to the rear garden and door into the secure covered side passage. Completing the ground floor there is the study / hobby room, snug and shower room.

To the first floor there are three generous double bedrooms and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs, trees and bushes and a decked seating area and there is driveway parking to the front of the property.







## Property Specification

Kitchen/Dining Room -	7.48m (24'7") max x 4.62m (15'2") max
Lounge -	5.46m (17'11") x 3.30m (10'10")
Snug -	3.20m (10'6") x 2.27m (7'6")
Hobby Room/Office -	4.90m (16'1") x 2.45m (8') max
Shower Room -	2.27m (7'6") x 1.19m (3'11")
Bedroom 1 -	3.67m (12'1") x 3.20m (10'6")
Bedroom 2 -	3.38m (11'1") x 3.10m (10'2")
Bedroom 3 -	5.21m (17'1") max x 2.70m (8'10") max
Bathroom -	2.32m (7'7") x 1.70m (5'7")

### 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:

### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

