



**Selwyn House, Highgate Drive,  
Walsall, WS1 3JW**

**Offers in Excess of £700,000**

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Constructed in 2020 and situated in a highly desirable location with remote electric gated entry this fabulous, executive detached residence is set within easy reach of amenities, schools and transport links and offers spacious accommodation, boasting high quality fixtures / fittings and immaculately presented interiors with an internal viewing essential to fully appreciate all this wonderful house has to offer.

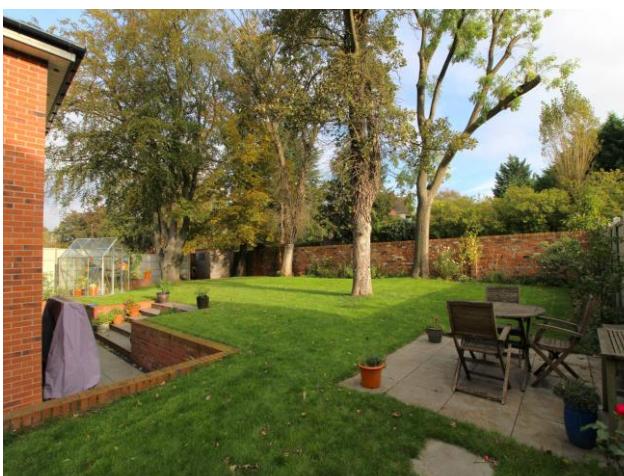
With underfloor heating throughout the ground floor, internal inspection reveals a welcoming entrance hallway with stairs to first floor, guest WC off and attractive Karndean flooring - a feature which continues through into the stunning kitchen / diner which has a comprehensive range of fitted units, island with breakfast bar, double larder unit with power / lighting and useful pull out drawers, stunning granite worktops, double sink, integrated Blomberg dishwasher and full height Neff fridge and freezer and three-leaf bi-fold doors leading into the rear garden.

Completing the ground floor there is the spacious lounge which is bathed in light from a window to the front elevation, French windows to the rear and large 3+1 pane bifolding door to the side elevation, separate dining room (currently used as a generous study), snug accessed via the kitchen and useful utility room / potential spacie.

To the first floor, bedrooms one and two are both generous double bedrooms with fitted wardrobes and access to superb ensuite shower rooms and there are three further excellent double bedrooms and the luxury, tiled family bathroom which features a striking, contemporary freestanding bath with shower mixer tap fitment, WC, stylish vanity unit with pull-out drawers, granite counter-top with twin basins and double walk-in shower cubicle with mains shower over.

Externally, there is a landscaped, wraparound rear garden which is laid mainly to lawn with a paved patio area and a selection of trees / bushes and there is ample off-road parking available to the front and side of the property for multiple vehicles.





# Property Specification

|                     |                                    |
|---------------------|------------------------------------|
| Lounge              | 7.70m (25'3") x 3.60m (11'10") max |
| Study / Dining Room | 4.40m (14'5") x 3.53m (11'7")      |
| Kitchen/Diner       | 6.37m (20'11") x 5.25m (17'3")     |
| Snug                | 4.56m (15') x 3.38m (11'1")        |
| Utility             | 2.50m (8'2") x 1.95m (6'5")        |
| WC                  |                                    |
| Landing             |                                    |
| Bedroom 1           | 4.58m (15') x 3.53m (11'7")        |
| Ensuite 1           | 2.82m (9'3") x 1.98m (6'6")        |
| Bedroom 2           | 5.09m (16'9") x 3.38m (11'1")      |
| Ensuite 2           | 3.41m (11'2") x 1.42m (4'8")       |
| Bedroom 3           | 4.30m (14'1") x 3.70m (12'2")      |
| Bedroom 4           | 4.03m (13'2") max x 3.71m (12'2")  |
| Bedroom 5           | 3.60m (11'10") x 3.27m (10'9")     |
| Bathroom            | 3.71m (12'2") x 2.19m (7'2")       |

The accommodation totals approximately 2,475ft<sup>2</sup> (\*see agents notes).

## 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 and buyer verification is recommended. 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.

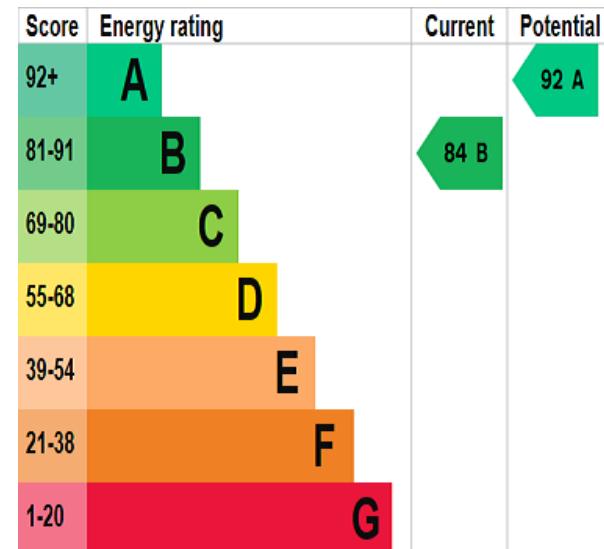
Came on the market:

# Floor Plan

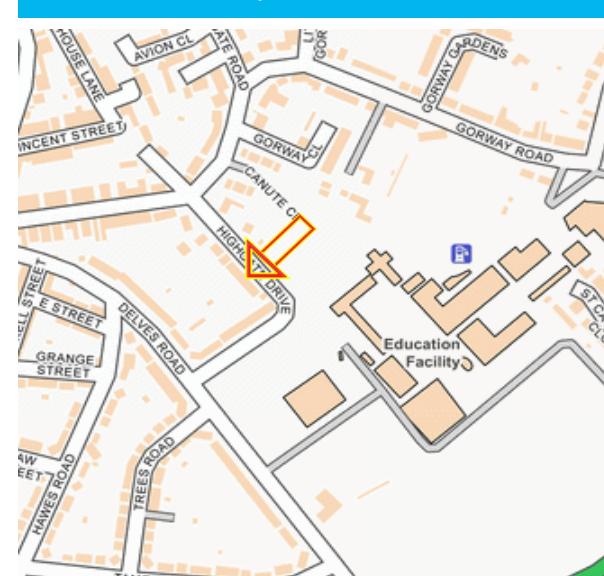
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating



## Map Location



## Viewer's Note:

Services connected: All mains services connected.  
 Council tax band: F  
 Tenure: Freehold

Please note, the trees in the garden are subject to a Tree Preservation Order.