



11 Highfield Avenue, Shelfield,
Walsall, WS4 1PF

£330,000

Shelfield

£330,000



Offered for sale with beautifully presented interiors and set within a cul-de-sac location, this fabulous, detached property benefits from a neatly maintained garden, driveway parking to the front, and a single garage.

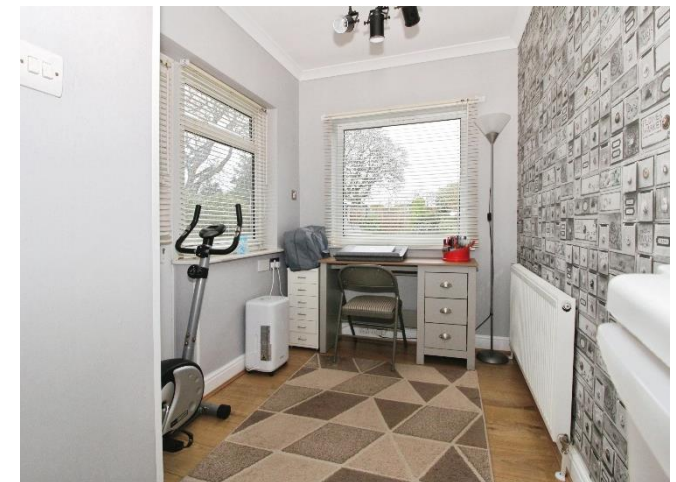
The accommodation features three bedrooms, including a principal double bedroom with a walk-in wardrobe and direct access to a balcony. The second bedroom is also a double, while the third is a compact double. The superb bathroom is fitted with a corner bath, WC, basin, and built-in storage.

A guest WC is conveniently located off the hallway. The fabulous breakfast kitchen is well appointed with a range of fitted units, integrated fridge, freezer, dishwasher, oven and hob, a Belfast style sink, and space for a table.

The attractive living room offers large windows with views of the garden, a feature multi-fuel stove, herringbone flooring, as well as sliding door access to the garden.

Residents of Highfield Avenue benefit from close proximity to local amenities, including shops and essential services, with Shelfield Park and local cafés nearby. Well-regarded schools are situated within walking distance, making this location suitable for families. Public transport links are accessible, with Walsall railway station a few minutes' drive away, providing regular services to Birmingham New Street in under 30 minutes. Bus routes along Lichfield Road offer further connections throughout Walsall and the surrounding area.

This property presents a desirable opportunity to acquire a well-presented family home in a sought-after residential neighbourhood.





Property Specification

Hall

Lounge - 5.48m (18') x 3.18m (10'5")

Breakfast Kitchen - 4.28m (14') x 3.04m (10') min

Utility - 5.68m (18'7") max
x 1.28m (4'2") max

Study/Hobby Room - 4.01m (13'2") max x 1.88m (6'2") max

WC

Garage - 4.24m (13'11") x 2.35m (7'8")

Bedroom 1 - 4.08m (13'5") max
x 3.26m (10'8")

Balcony - 2.50m (8'2") x 0.96m (3'2")

Bedroom 2 - 2.85m (9'4") x 2.82m (9'3")

Bedroom 3 - 2.82m (9'3") x 2.54m (8'4")

Bathroom - 2.72m (8'11") x 1.64m (5'4")

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: 19th November 2025

Viewer's Note:

Services connected: Gas, Water, Electric & 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

