

# CHRIS FOSTER & Daughter

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## 18 Broad Lane, High Heath, WS4 1AP Guide Price £189,950

A traditional style end town house residence that is in need of general modernisation situated in this popular residential location close to local amenities.

\* Reception Hall \* Through Lounge/Dining Room \* Kitchen \* Conservatory \* Three Bedrooms  
\* Bathroom \* Separate WC \* Off Road Parking \* Wide Plot \* PVCu Double Glazing \* No  
Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248





# 18 Broad Lane, High Heath



Through Lounge/Dining Room



Through Lounge/Dining Room



Kitchen



Kitchen



Conservatory



# 18 Broad Lane, High Heath



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Separate WC

# 18 Broad Lane, High Heath



Rear Garden / Rear Elevation

# 18 Broad Lane, High Heath

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this traditional style end town house residence that is in need of general modernisation. The property is situated within a popular residential location and is within easy reach of local amenities.

The village amenities include good local shopping, churches, library, doctors and dentists while Pelsall community centre and the well supported cricket and football clubs offer a whole range of leisure and recreational facilities.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The A5 trunk road is within 2 miles whilst the M6 Toll Road is within 4 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A particularly attractive feature is the extensive common in the centre of the village and the appealing 'North Common' affording pleasant rural walking.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **RECEPTION HALL**

composite entrance door, gas wall heater, ceiling light point and under stairs storage recess.

## **THROUGH LOUNGE/DINING ROOM**

7.19m x 3.73m max (23'7" x 12'2" max)

PVCu double glazed windows to the front and rear elevations, feature tiled fireplace with modern electric fire fitted and two ceiling light points.

## **KITCHEN**

3.89m x 2.74m (12'9 x 9'0)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, space for cooker and additional appliances, fluorescent strip light, useful pantry and under stairs storage cupboard off.

## **CONSERVATORY**

3.66m x 1.32m (12'0 x 4'4)

PVCu double glazed door and windows to the rear elevation, wall light point and gas wall heater.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side elevation, ceiling light point and heated towel rail.

## **BEDROOM ONE**

3.86m x 3.12m min (12'7" x 10'2" min)

PVCu double glazed window to front elevation, gas wall heater, ceiling light point and airing cupboard off.



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## **BEDROOM TWO**

3.30m x 3.25m (10'10 x 10'8)

PVCu double glazed window to rear elevation, ceiling light point and built in lift providing access to the ground floor.

## **BEDROOM THREE**

2.69m x 2.46m (8'10 x 8'1)

PVCu double glazed window to front elevation, ceiling light point and built in wardrobe.

## **BATHROOM**

PVCu double glazed frosted window to rear elevation, panelled bath with electric "Triton" shower over and tiled surround, pedestal wash hand basin, ceiling light point and wall mounted "Dimplex" electric heater.

## **SEPERATE WC**

PVCu double glazed frosted window to rear elevation, WC and ceiling light point.

## **OUTSIDE**

### **FORE GARDEN**

having paved driveway providing off road parking, additional area to side with inset shrubs and gated side access leading to:

### **WIDE REAR GARDEN**

having concrete patio, lawn, well stocked borders, trees and shrubs, outside tap and additional land to side with brick built storage shed and two additional timber sheds.

## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		