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92 Highgate Road, Walsall, WS1 3JA Guide Price £450,000

An individual architect designed and deceptively spacious, three storey detached family residence occupying an excellent position in this highly sought after residential location and within easy reach of local amenities.

* Reception Hall * Lounge * Dining Room * Fitted Kitchen * Utility * Guest Cloakroom * Four Bedrooms * Bathroom * Garage & Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

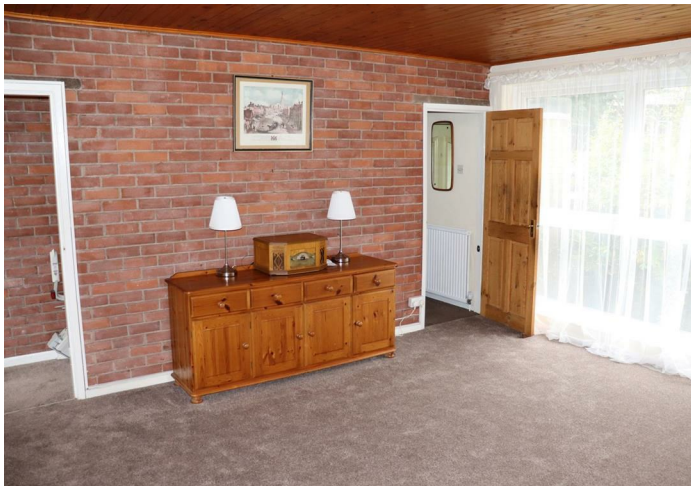
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Company Number: 11253248



92 Highgate Road, Walsall



Lounge



Lounge



Dining Room



Dining Room



92 Highgate Road, Walsall



Fitted Kitchen



Utility



Guest Cloakroom



Bedroom Four



Bedroom One



92 Highgate Road, Walsall



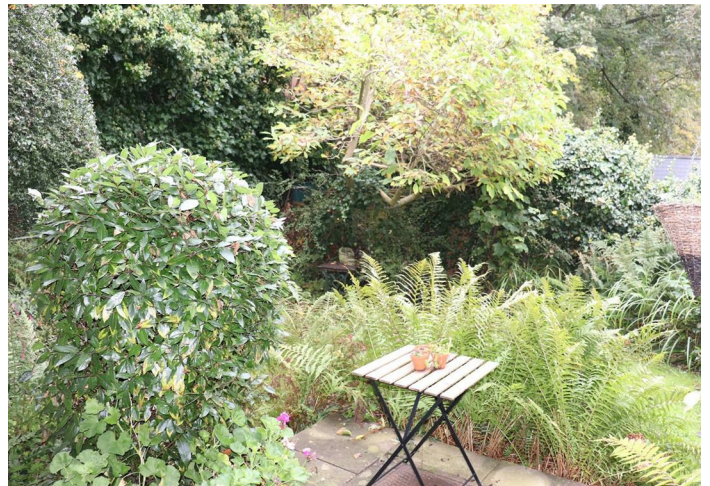
Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Garden



Front Elevation

92 Highgate Road, Walsall

An internal inspection is essential to begin to fully appreciate this individual architect designed three storey detached family residence offering spacious and unique accommodation. The property occupies an excellent position in this highly sought after residential location and is within easy reach of local amenities.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

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

GROUND FLOOR

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator and ceiling light point.

LOUNGE

4.85m x 4.65m (15'11 x 15'3)

two PVCu double glazed picture windows to front elevation, central heating radiator and raised tiled hearth.

INNER LOBBY

PVCu double glazed frosted window to rear elevation, ceiling light point and staircase leading down to:

LOWER GROUND FLOOR

DINING ROOM

4.62m x 3.20m (15'2 x 10'6)

PVCu double glazed window to front elevation, PVCu double glazed sliding patio door leading to the rear gardens, two central heating radiators and two ceiling light points.

FITTED KITCHEN

4.17m x 2.29m (13'8 x 7'6)

PVCu double glazed picture window overlooking the rear garden, additional PVCu double glazed window, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with extractor canopy over, integrated fridge, central heating radiator, two ceiling light points and understairs storage cupboard off.

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UTILITY

4.14m x 2.29m (13'7 x 7'6)

PVCu double glazed door leading to the front elevation, space and plumbing for automatic washing machine, space for additional appliances, fluorescent strip light, storage cupboard off and central heating radiator.

INNER HALLWAY

PVCu double glazed door to the front elevation and ceiling light point.

GUEST CLOAKROOM

frosted window to side elevation, WC, vanity wash hand basin with storage cupboard below, half tiled walls, central heating radiator and ceiling light point.

BEDROOM FOUR

2.57m x 2.44m (8'5 x 8'0)

PVCu double glazed window to rear elevation, built in wardrobe, additional range of fitted wardrobes and drawers and central heating radiator.

FIRST FLOOR LANDING

two PVCu double glazed frosted windows to rear elevation, two ceiling light points and airing cupboard off.

BEDROOM ONE

3.51m x 2.97m (11'6 x 9'9)

PVCu double glazed window to front elevation, range of fitted wardrobes, dressing table and chest of drawers, ceiling light point and central heating radiator.

BEDROOM TWO

2.72m x 2.41m (8'11 x 7'11)

frosted window to rear elevation, additional sky light window, built in wardrobe, ceiling light point and central heating radiator.

BEDROOM THREE

2.95m x 2.67m (9'8 x 8'9)

PVCu double glazed window to front elevation, two built in wardrobes, central heating radiator and ceiling light point.

BATHROOM

frosted window to rear elevation, panelled bath, vanity wash hand basin with storage cupboard below, WC, tiled walls, central heating radiator and ceiling light point.

OUTSIDE

FORE GARDEN

having lawn, mature borders trees and shrubs, driveway providing off road parking and access to car port.

GARAGE

4.80m x 2.49m (15'9 x 8'2)

with up and over door, wall mounted central heating boiler, light and power.

REAR GARDEN

paved patio area, shaped lawn, mature well stocked borders, trees and shrubs.

GENERAL INFORMATION

92 Highgate Road, Walsall

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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