

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



55c Highgate Road, Walsall, WS1 3JE Offers Over £625,000

A substantial seven bedroom detached family residence that has been recently improved, offering extensive family accommodation in this highly sought after residential location and within easy reach of local amenities.

* Versatile Accommodation With Potential To Create Granny Annex * Storm Porch * Enclosed Porch * Reception Hall * Sitting Room * Lounge/Dining Room * Games/Sitting Room * Luxury Fitted Breakfast Kitchen * Seven Bedrooms - Three with En Suite Shower Rooms * Family Bathroom * Separate WC * Extensive Off Road Parking * Gas Central Heating System * Double Glazing * Intruder Alarm

Council Tax Band E
Local Authority - Walsall



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

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

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



55c Highgate Road, Walsall



Sitting Room



Lounge/Dining Room



Lounge/Dining Room



Luxury Breakfast/Kitchen

55c Highgate Road, Walsall



Utility



Games / Sitting Room



Bedroom Six



En Suite Shower Room



First Floor Landing



Bedroom One

55c Highgate Road, Walsall



Bedroom One



En Suite Shower Room



Bedroom Two



Bedroom Three



En Suite Shower Room



Bedroom Four

55c Highgate Road, Walsall



Bedroom Five



Bedroom Seven



Bathroom



Rear Garden



Rear Garden



Rear Elevation

55c Highgate Road, Walsall

An internal inspection is essential to begin to fully appreciate this most substantial seven bedroom detached family residence offering versatile family accommodation with the potential to create a self contained granny annex within the existing layout. The property occupies an excellent sized plot in this highly sought after residential location within easy reach of local amenities including Walsall Town Centre.

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 'Outstanding' (Ofsted rated) Primary School, St Mary the Mount (0.5 miles). together with 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 extensive accommodation that enjoys the benefit of a gas central heating system and double glazing, briefly comprises the following:

RECESSED STORM PORCH

leading to:

FULLY ENCLOSED PORCH

having door and two single glazed leaded light windows to front elevation, under stairs storage cupboard off and ceiling light point.

RECEPTION HALL

having entrance door, staircase off leading to the first floor, ceiling light point and central heating radiator.

SITTING ROOM

3.96m x 3.76m (13'0 x 12'4)

recently re-decorated with double glazed bay window to front elevation, additional double glazed window to side, feature fireplace with coal effect fire fitted, central heating radiator, ceiling coving and ceiling light point.

IMPRESSIVE LOUNGE/DINING ROOM

8.53m x 3.94m (28'0 x 12'11)

double glazed doors lead to the rear gardens, double glazed bay window to rear elevation, feature rustic brick fireplace with gas coal effect fire fitted, ceiling coving, three ceiling light points and central heating radiator.

LUXURY FITTED BREAKFAST/KITCHEN

4.90m x 4.22m (16'1 x 13'10)

double glazed window to front elevation, comprehensive range of luxury fitted wall, base units and drawers, working surfaces with inset one and a half bowl sink unit and mixer tap over, built in double oven, five ring gas hob with extractor canopy over, two integrated fridge/freezers, space and plumbing for dishwasher, central heating radiator, tiled floor and four ceiling light points.

55c Highgate Road, Walsall

UTILITY

2.06m x 1.96m (6'9 x 6'5)

double glazed door and window to front elevation, working surface with one and a half bowl sink unit with mixer tap over, space and plumbing for washing machine, central heating radiator, space for tumble dryer, ceiling light point and tiled floor.

GAMES ROOM/ADDITIONAL SITTING ROOM

7.82m x 4.34m (25'8 x 14'3)

double glazed sliding patio door leading to the rear gardens, wall mounted "Ideal" central heating boiler, central heating radiator, three ceiling light points and laminate floor covering.

BEDROOM SIX

4.14m x 3.35m (13'7 x 11'0)

two double glazed windows to front elevation, central heating radiator, ceiling light point, laminate floor covering and access to:

EN-SUITE SHOWER ROOM

double glazed window to front elevation, shower enclosure, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point, tiled floor and extractor fan.

FIRST FLOOR LANDING

double glazed window to front elevation, loft access with drop down ladders, additional double glazed window to front elevation, central heating radiator and large airing/storage cupboard off.

BEDROOM ONE

5.46m x 3.99m (17'11 x 13'1)

recently re-decorated with two double glazed windows to front elevation, two central heating radiators and ceiling light point.

RECENTLY MODERNISED EN-SUITE SHOWER ROOM

having shower enclosure with replacement shower fitted, WC, ceiling light point, chrome heated towel rail, tiled floor and extractor fan.

BEDROOM TWO

4.39m x 3.99m (14'5 x 13'1)

double glazed bay window to front elevation, ceiling light point, two central heating radiators and laminate floor covering.

BEDROOM THREE

3.33m x 3.05m (10'11 x 10'0)

double glazed window to rear elevation, central heating radiator, ceiling light point and laminate floor covering.

EN-SUITE SHOWER ROOM

double glazed window to rear elevation, shower enclosure, wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

BEDROOM FOUR

3.71m x 3.20m (12'2 x 10'6)

double glazed window to the rear elevation, central heating radiator, ceiling light point and laminate floor covering.

55c Highgate Road, Walsall

BEDROOM FIVE

3.05m x 2.72m (10'0 x 8'11)

double glazed window to rear elevation, central heating radiator, ceiling light point and laminate floor covering.

BEDROOM SEVEN

2.77m x 2.01m (9'1 x 6'7)

double glazed window to rear elevation, central heating radiator and ceiling light point.

FAMILY BATHROOM

having free standing bath with side tap and shower attachment fitted, separate shower enclosure, pedestal wash hand basin and ceiling light point.

SEPERATE WC

having WC, central heating radiator and ceiling light point.

OUTSIDE

WIDE FORE GARDEN

with large driveway providing extensive off road parking, shaped lawn, shrubs and brick boundary wall.

REAR GARDEN

having gated side access with paved area beyond, lawn, block paved pathway, mature borders, trees and shrubs, timber fencing, two timber sheds and additional bike shed.

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.

55c Highgate Road, Walsall

