



Highgate Road  
Walsall

# Highgate Road Walsall



Lovett&Co. Estate Agents are pleased to offer for sale this substantial four/five bedroom townhouse, ideally located for Walsall town centre, transport links and all local amenities.

The property would be ideal for investors as it has undergone refurbishment and conversion for a HMO, with a new kitchen, two new shower rooms, new high spec central heating system, new utility and fire doors to all rooms. The vendor has advised that all furniture in the property will be included as part of the sale if the buyer requires.

The property briefly comprises spacious lounge/bedroom, dining room, sitting room/bedroom and reception hall on the ground floor, Upstairs are three double bedrooms, shower room and landing.

Externally the property offers a good sized low maintenance rear garden and external utility.

The property is situated in Walsall and provides a wide range of amenities including restaurants, sports centre, shopping outlets and an impressive arboretum. Commuter benefits include A461, A34, M6, M6 toll and M5 linking the Midlands motorway network.

## RECEPTION HALL:

Front entrance door, Minton tiled flooring, ceiling light point, useful storage cupboard, carpeted stairs to first floor accommodation and doors to dining room, lounge/bedroom, sitting room/bedroom and kitchen.

## LOUNGE/BEDROOM:

14' 10" x 11' 3" ( 4.52m x 3.43m )  
Feature fireplace, carpeted flooring, coving, TV & phone sockets, ceiling light point, radiator and bay window to front.

## SITTING ROOM:

11' 11" x 9' 2" ( 3.63m x 2.79m )  
Feature fireplace, carpeted flooring, coving, TV & phone sockets, ceiling light point, radiator and window to rear.

## DINING ROOM:

16' 3" x 10' 2" ( 4.95m x 3.10m )  
Quarry tiled flooring, ceiling light point, radiator, two windows to side and door to kitchen.

## BREAKFAST KITCHEN:

12' x 10' 2" ( 3.66m x 3.10m )  
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for two ovens and further appliances, quarry tiled flooring,





coving, ceiling light point, window to side and door to rear garden.

**FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, shower rooms and access to loft.

**MASTER BEDROOM:**

15' x 14' 10" ( 4.57m x 4.52m)  
Carpeted flooring, radiator, ceiling light point, window and bay window to front.

**BEDROOM TWO:**

11' 11" max x 10' 2" ( 3.63m max x 3.10m )  
Carpeted flooring, radiator, ceiling light point and window to rear.

**BEDROOM THREE:**

11' 11" x 9' 2" max ( 3.63m x 2.79m max )  
Carpeted flooring, radiator, ceiling light point and window to rear.

**SHOWER ROOM:**

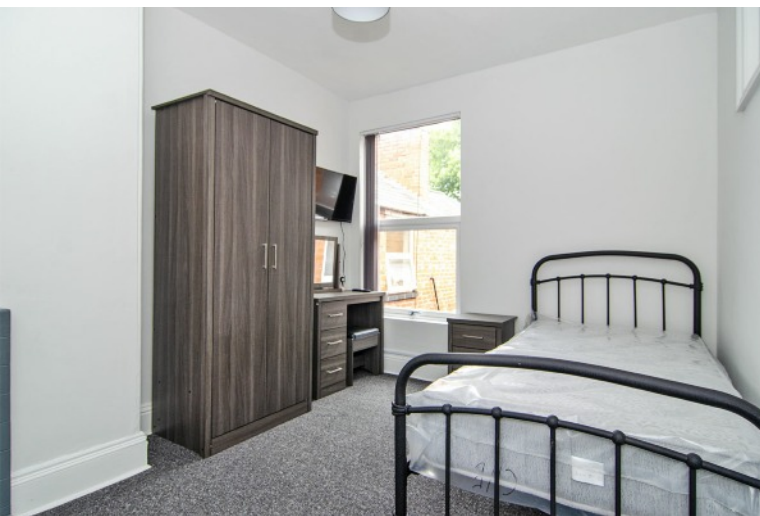
Suite comprising: shower cubicle, pedestal wash hand basin, vinyl flooring, ceiling light point, radiator and window to side.

**SHOWER ROOM:**

Suite comprising: shower cubicle, pedestal wash hand basin, vinyl flooring, ceiling light point, radiator and window to side.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

