



**Connells**

Highgate Road  
WALSALL



### Property Description

A beautifully maintained Victorian family residence offering an abundance of character, extensive rear garden and within close proximity to local transport links, schools and universities. This tastefully decorated property boasts many period features throughout including original fireplace, sash windows, roll top bath and briefly comprises of entrance hall, cellar, dining room, lounge, fitted kitchen, two double bedrooms, bathroom and rear garden.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

### Access Via

A front door opening into:

### Entrance Hall

Having a radiator, door to cellar and doors to:

### Dining Room

11' 2" max x 14' 3" into bay ( 3.40m max x 4.34m into bay )

Having a bay window to the front, feature fire place and radiator.

### Lounge

12' 2" x 15' max ( 3.71m x 4.57m max )

Having a double glazed window to the rear, feature fire place and radiator.

### Kitchen

Having two double glazed windows to the rear, fitted kitchen with wall and base units and work tops over, sink and drainer, integrated oven and hob with cooker hood over, plumbing for washing machine, complementary tiling, radiator and door to rear garden.

### First Floor

### Landing

Having loft access and doors to:

### Bedroom One

12' 2" x 13' 8" ( 3.71m x 4.17m )

Having a double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom Two

12' 4" x 9' 1" max ( 3.76m x 2.77m max )

Having a single sash window to the front.

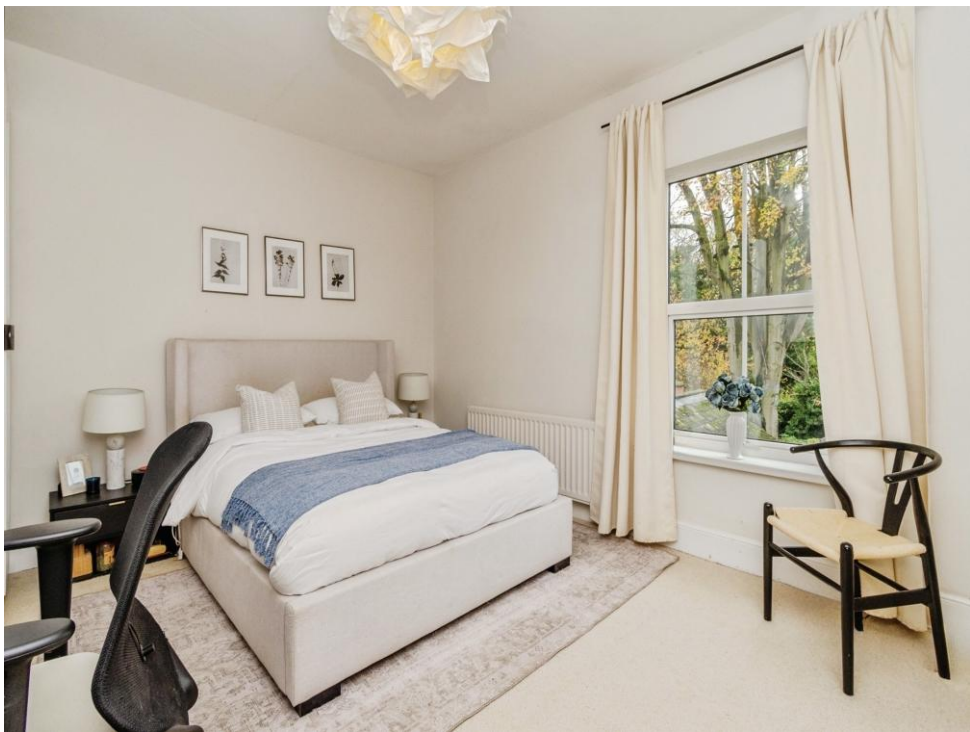
### Bathroom

Having a single sash window to the front, roll top bath, double vanity unit with inset sink, shower cubicle and radiator.

### Outside

To the rear of the property is a slabbed patio area, lawns, panel fencing, cold water tap and gated side access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WSL318335](http://connells.co.uk/Property/WSL318335)



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