

# CHRIS FOSTER & Daughter

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## 9 Highgate Close, Walsall, WS1 3JD Guide Price £290,000

A particularly spacious well presented extended Detached family residence occupying a quiet Cul-De Sac position in this highly sought after residential location.

\* Fully Enclosed Porch \* Reception Hall \* Extended Through Lounge/Dining Room \* Fitted Kitchen \* Utility \* Breakfast Room Extension \* Ground Floor WC \* Three Double Bedrooms \* Modern Shower Room \* Storage Garage & Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain \*

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 9 Highgate Close, Walsall



Through Lounge/Dining Room



Dining Area



Fitted Kitchen



Fitted Kitchen



Breakfast Room

# 9 Highgate Close, Walsall



Ground Floor wc



Bedroom One



Bedroom Two



Bedroom Three



Modern Shower Room



Rear Garden

# 9 Highgate Close, Walsall



Rear Garden



Front Elevation

# 9 Highgate Close, Walsall

An internal inspection is highly recommended to begin to fully appreciate this extremely spacious and well presented extended Detached family residence occupying a quiet Cul-De Sac position in this highly sought after residential location and 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 of the following:

## **FULLY ENCLOSED PORCH**

having double glazed Composite door and PVCu double glazed window to front elevation.

## **RECEPTION HALL**

having double glazed Composite entrance door, central heating radiator, ceiling light point, ceiling coving and under stairs storage cupboard off.

## **EXTENDED THROUGH LOUNGE/DINING ROOM**

8.36m x 3.35m (27'5 x 11'0)

having PVCu double glazed bow window to front elevation, PVCu double glazed window and door leading to the rear gardens, feature fireplace with gas fire fitted, two ceiling light points, two wall light points and two central heating radiators.

## **MODERN FITTED KITCHEN**

4.17m x 2.24m (13'8 x 7'4)

having PVCu double glazed window to rear elevation, range of modern fitted wall and base units, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven, gas hob with stainless steel extractor canopy over, space and plumbing for automatic washing machine and dishwasher, ceiling light point and chrome heated towel rail.

## **UTILITY**

2.36m x 2.26m (7'9 x 7'5)

having PVCu double glazed frosted window to side elevation, working surface, base unit below, central heating radiator, ceiling light point and space for appliances.

## **BREAKFAST ROOM EXTENSION**

3.20m x 2.95m (10'6 x 9'8)

having PVCu double glazed windows to rear and front elevations, central heating radiator, wall light point and ceiling coving.

# 9 Highgate Close, Walsall

## **REAR LOBBY**

having two PVCu double glazed doors leading to the rear gardens, PVCu double glazed window to rear and access to:

## **GROUND FLOOR WC**

having frosted window to side elevation, WC and ceiling light point.

## **FIRST FLOOR LANDING**

having ceiling light point, loft access and airing cupboard off.

## **BEDROOM ONE**

3.76m x 3.20m (12'4 x 10'6)

having PVCu double glazed window to front elevation, range of fitted wardrobes, additional built in storage cupboard, ceiling light point and central heating radiator.

## **BEDROOM TWO**

3.35m x 3.05m (11'0 x 10'0)

having PVCu double glazed window to front elevation, range of fitted wardrobes, additional built in storage cupboard, ceiling light point and central heating radiator.

## **EXTENDED BEDROOM THREE**

4.72m x 3.28m (15'6 x 10'9)

having PVCu double glazed window to rear elevation, range of fitted wardrobes, additional built in storage cupboard, ceiling light point and central heating radiator.

## **MODERN SHOWER ROOM**

having PVCu double glazed frosted window to rear elevation, shower enclosure with electric shower fitted, vanity wash hand basin with storage cupboard below, WC, ceiling light point, tiled walls and chrome heated towel rail.

## **OUTSIDE - STORAGE GARAGE**

with double opening doors to front.

## **FORE GARDEN**

having Tarmac driveway, lawn, side borders and gated side access leading to:

## **GOOD SIZE REAR GARDEN**

having paved patio area, lawn, mature borders trees and shrubs and useful 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 Property Misdescriptions Act 1991 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.

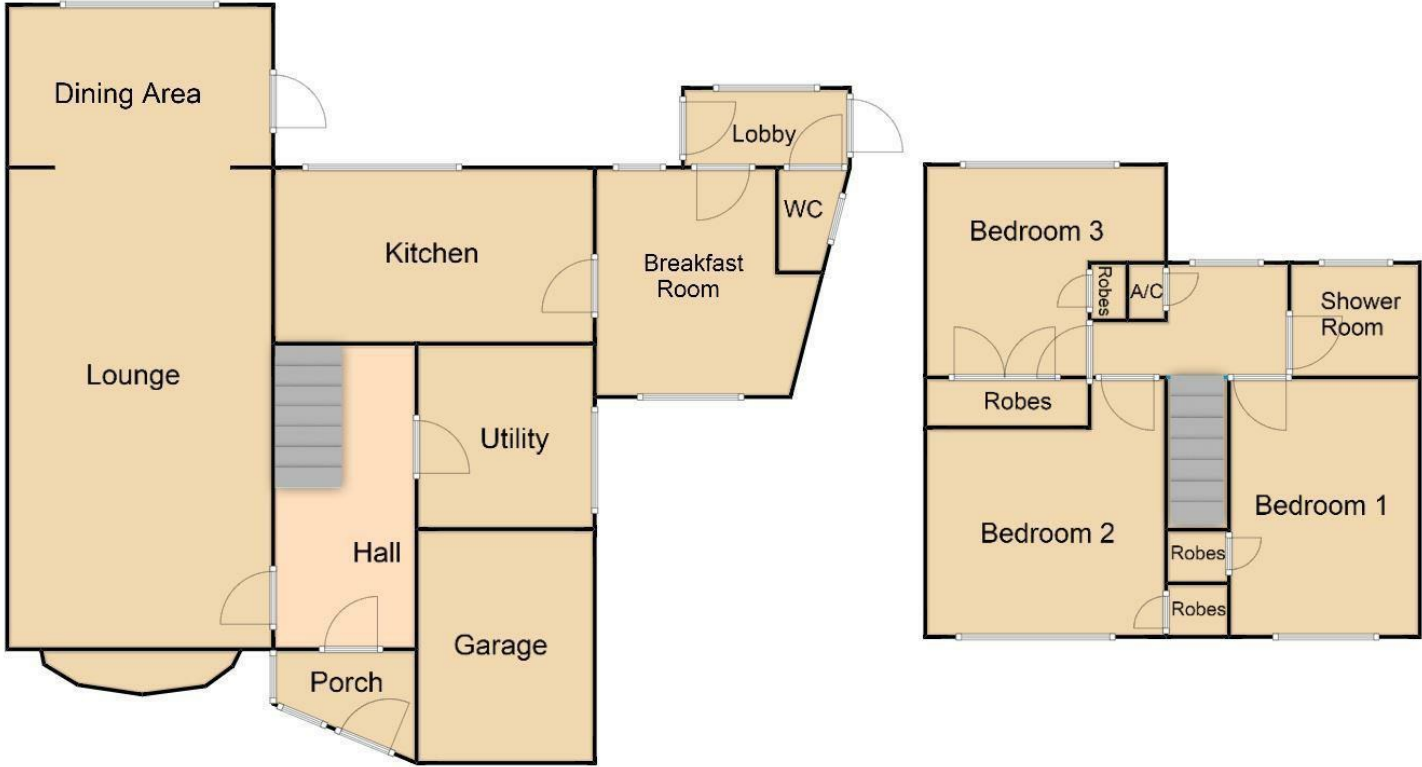
## **9 Highgate Close, Walsall**

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
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	