



28 Highgate Road,  
Walsall, WS1 3JH

£300,000

# Walsall

£300,000



Paul Carr Estate Agents are delighted to offer for sale this four-bedroom end of terrace house, situated within easy reach of Walsall town centre, and offering well-proportioned and neatly presented accommodation, bristling with charm and character throughout.

The ground floor provides two generous reception rooms, each having an attractive feature fireplace, with the front reception featuring a bay window flooding the room with light. To the rear is a spacious kitchen/diner fitted with a range of units, plumbing for a washing machine, an integrated dishwasher, space for a range-style cooker and space for an American-style fridge/freezer, together with defined dining space. The welcoming hallway provides stairs to the first floor and offers access to the guest WC, cellar and rear garden.

On the upper floor, bedroom one is a double with access to an en-suite shower room and there are three further excellent bedrooms and the family bathroom, which includes a slipper bath, WC and wash basin.

Outside, there is a neatly maintained rear garden, providing an excellent space for outdoor relaxation or entertaining guests, and featuring four brick-built garden stores, offering useful external storage.

The property is situated close to Walsall centre, placing a range of local amenities, cafés and shops within easy reach, including those around Park Street and the Saddlers Shopping Centre. Popular nearby green spaces include Walsall Arboretum, offering lakes, play areas and walking routes.

The area is well served by nearby schools across primary and secondary levels. Walsall railway station provides services towards Birmingham New Street, typically in under 25 minutes, and further connections across the West Midlands. Local bus routes give access to surrounding districts and nearby towns, while the road network allows straightforward travel towards the M6 for regional and national destinations.





## Property Specification

Porch	
Hall	
Lounge -	4.22m (13'10") plus bay x 3.46m (11'4")
Sitting Room -	4.25m (13'11") x 3.53m (11'7")
WC	
Kitchen/Diner -	6.84m (22'5") x 2.50m (8'2")
Cellar -	4.22m (13'10") x 3.44m (11'3")
Bedroom 1 -	4.25m (13'11") x 3.53m (11'7")
En-suite -	2.55m (8'4") x 1.57m (5'2")
Bedroom 2 -	4.22m (13'10") x 2.79m (9'2") extending to 3.63m (11'11")
Bedroom 3 -	3.30m (10'10") plus recess x 2.80m (9'2") max
Bedroom 4 -	3.14m (10'4") x 2.56m (8'5")
Bathroom -	3.63m (11'11") x 1.63m (5'4")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 20th January 2026

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

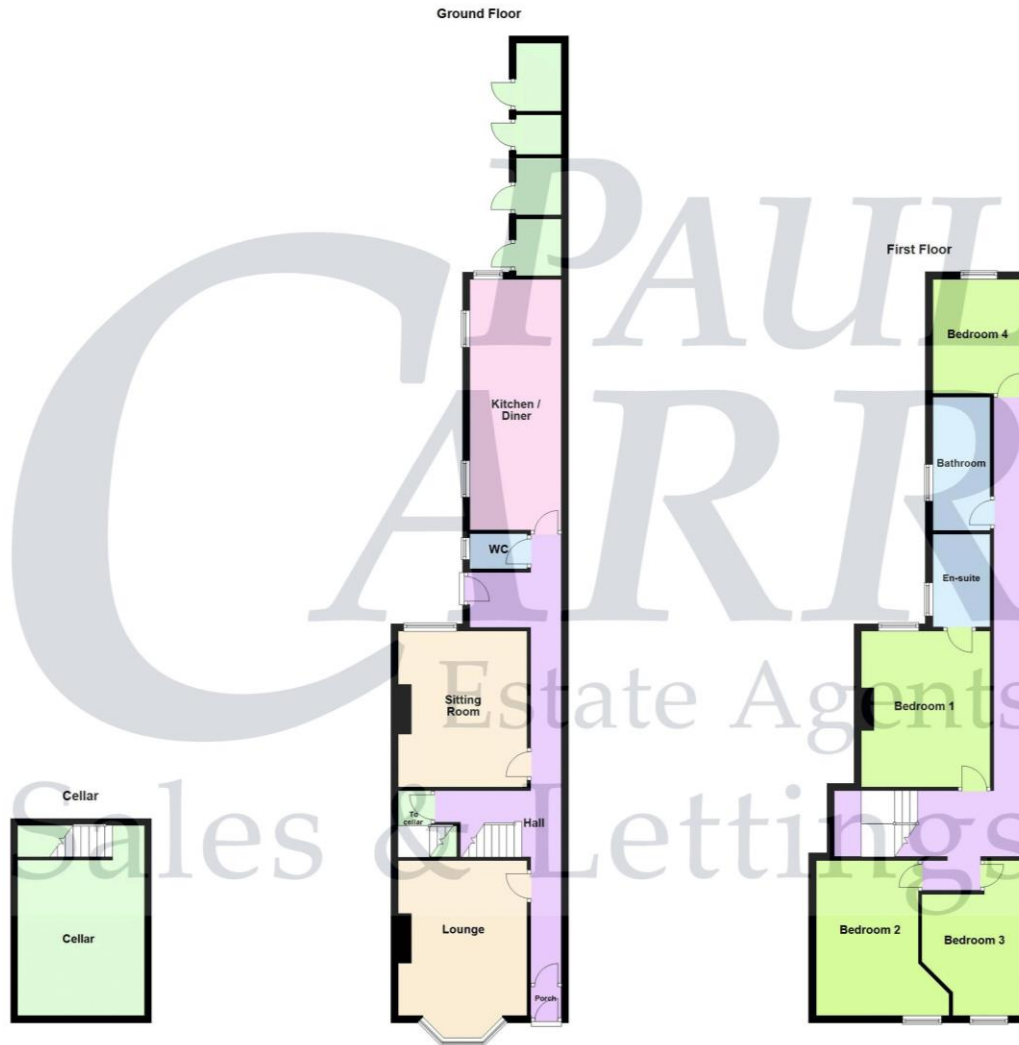
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

## Map Location

