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74 Highgate Road, Walsall, WS1 3JB Offers In The Region Of £760,000

A particularly spacious and imposing individual detached family residence that has been considerably extended and improved to provide a stunning family home occupying a generous plot in this highly sought after residential location.

* 0.25 Acres Plot * Fully Enclosed Porch * Reception Hall * Boot Room * Guest Cloakroom * Spacious Lounge * Separate Dining Room * Large Conservatory * Luxury Fitted Kitchen * Utility * Five Good Sized Bedrooms * Two With En Suite Shower Rooms * Family Bathroom * Double Garage & Extensive Off Road Parking * Landscaped Gardens * Gas Central Heating System * PVCu Double Glazing * Scope & Potential To Further Extend

Council Tax Band G
Local Authority - Walsall



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74 Highgate Road, Walsall



Reception Hall



Guest Cloakroom



Impressive Lounge



Dining Room



Conservatory

74 Highgate Road, Walsall



Luxury Fitted Kitchen



Utility



Bedroom One



Bedroom One



Luxury En Suite

74 Highgate Road, Walsall



Bedroom Three



Bedroom Four



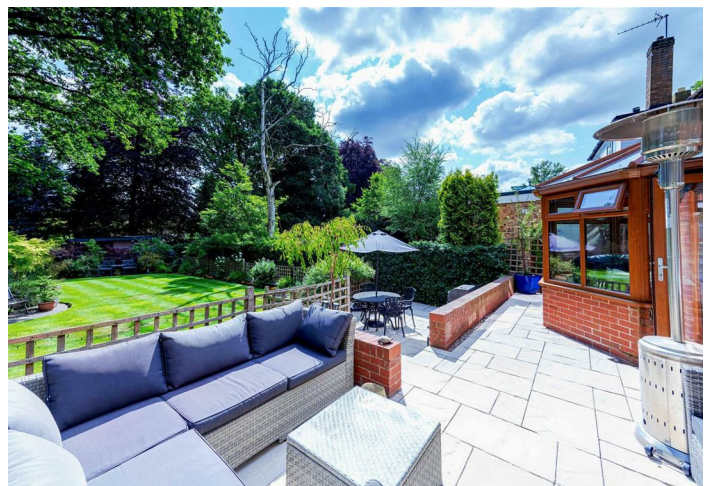
Bedroom Five



Family Bathroom



Family Bathroom



Rear Garden

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Rear Garden



Vegetable Garden



Rear Elevation



Rear Patio Area



Aerial View

74 Highgate Road, Walsall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious, imposing and individually designed detached family residence that has been considerably improved and extended by the current owners yet offers tremendous scope and potential for further extension. The property occupies a generous quarter acre plot in this sought after residential location 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 the following:

FULLY ENCLOSED PORCH

double opening doors to front elevation, 'Karndean' flooring and ceiling light point.

RECEPTION HALL

entrance door, PVCu double glazed window to side elevation, 'Karndean' flooring, two central heating radiators, ceiling light point and additional inset ceiling spotlights, access to the garage and cloaks cupboard off.

BOOT ROOM

2.39m x 1.22m (7'10 x 4')

PVCu double glazed window to side elevation, 'Karndean' flooring, central heating radiator, ceiling spotlights and storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed window to side elevation, wc, vanity wash hand basin with storage drawer below, 'Karndean' flooring, ceiling spotlights and modern vertical central heating radiator.

IMPRESSIVE LOUNGE

6.43m x 5.13m (21'1 x 16'10)

PVCu double glazed picture window and sliding patio door to the rear elevation, original parquet flooring, feature fireplace with inset log burner, beam over and tiled hearth, two ceiling light points, two wall light points and two central heating radiators.

DINING ROOM

3.56m x 2.92m (11'8 x 9'7)

PVCu double glazed window to rear elevation, original parquet flooring, ceiling light point, two wall light points, central heating radiator and double opening doors lead to:

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LARGE CONSERVATORY

4.50m x 4.34m (14'9 x 14'3)

PVCu double glazed double opening doors and windows to rear elevation, tinted glass, slate tiled floor with underfloor heating, additional central heating radiator, ample space for table, chairs and sofa.

LUXURY FITTED KITCHEN

5.38m x 2.87m (17'8 x 9'5)

PVCu double glazed window to front elevation, slate tiled floor, central heating radiator, ceiling spotlights, range of luxury fitted wall, base units and drawers, granite working surfaces with matching upstands, integrated drainer and inset stainless steel sink with mixer tap over, built in 'Rangemaster' double oven, five ring gas hob with extractor canopy over, space and plumbing for two dishwashers, space for fridge, double opening doors to the conservatory and walk-in Pantry off with working surface having fitted base units below, space for fridge/freezer and additional appliance, tiled floor, ceiling light point and PVCu double glazed window to front elevation.

UTILITY

3.28m x 2.49m (10'9 x 8'2)

PVCu double glazed window to front elevation and door to side, slate tiled floor, ceiling spotlights, central heating radiator, range of fitted wall and base units, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space and plumbing for washing machine and space for tumble drier.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, loft access and ceiling spotlights.

BEDROOM ONE

4.72m x 3.33m (15'6 x 10'11)

PVCu double glazed window to rear elevation, two central heating radiators, ceiling spotlights, wood effect flooring and walk-in wardrobe with fitted hanging rails and shelving, ceiling spotlights and PVCu double glazed door leading to roof area which could easily be converted to a balcony overlooking the rear gardens.

EN SUITE SHOWER ROOM

PVCu double glazed window to front elevation, walk-in shower enclosure with overhead and hand held shower attachments, twin vanity wash hand basins with storage drawers below, wc, chrome heated towel rail, tiled floor, ceiling spotlights and two extractor fans.

BEDROOM TWO

4.04m x 3.84m (13'3 x 12'7)

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

BEDROOM THREE

4.04m x 3.96m (13'3 x 13')

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

BEDROOM FOUR

3.84m x 3.73m (12'7 x 12'3)

PVCu double glazed windows to front and both side elevations, fitted wardrobes, laminate floor covering, central heating radiator and ceiling light point.

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BEDROOM FIVE

2.97m x 2.59m (9'9 x 8'6)

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

EN SUITE SHOWER ROOM

corner shower enclosure, pedestal wash hand basin, wc, ceiling spotlights, extractor fan and chrome heated towel rail.

DOUBLE GARAGE

4.93m x 4.72m (16'2 x 15'6)

electric roller door and pedestrian access to front elevation, working surface with fitted base units below, light and power points and access to:

WORK SHOP

3.23m x 2.79m (10'7 x 9'2)

double opening doors to rear, fitted base units, working surface with inset stainless steel single drainer sink, wall mounted 'Vaillant' central heating boiler and feature circular window to rear elevation.

LARGE FORE GARDEN

tarmacadam driveway with block paved border providing extensive off road parking for 10 plus vehicles, brick boundary wall, borders and shrubs, security lighting and outside power supply and gated side access leading to:

SUBSTANTIAL LANDSCAPED REAR GARDEN

security lighting, outside tap and power supply, two tiered patio area, shaped lawn with well stocked, attractive borders, trees and shrubs, ornamental pond and additional vegetable garden to rear with log store and shed/summer house with light, power and timber deck.

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.

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