



5 Belvidere Road, Walsall, WS1 3AU

OFFERS OVER £675,000

5 BELVIDERE ROAD, HIGHGATE, WALSALL

This well presented, double fronted, Victorian, detached family house occupies a delightful position in this popular and sought after location in the Highgate Conservation area of Walsall, conveniently situated for all amenities including access to Walsall town centre, together with public transport services to neighbouring areas, commuter rail services are available from Walsall Rail Station and Junctions 7, 9 or 10 of the M6 Motorway are all within approximately 6 km distance providing ready access to the remainder of the West Midlands conurbation and beyond.

Walsall provides a good range of both private and state schools for children of all ages, including Mayfield Preparatory School, Hydesville Tower School and the highly regarded Queen Mary's Grammar and High Schools.

The spaciously proportioned accommodation of immense charm and character, must be viewed to be fully appreciated and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

Having entrance door with stained glass panel above, decorative dado rails with wooden panels, two ceiling light points, central heating radiator, tiled floor and built in store cupboard housing central heating boiler.

GUEST CLOAKROOM

Having low flush WC, wash hand basin, ceiling light point, tiled floor and feature leaded light effect stained glass window.

CELLAR

3.82m x 4.11m (12' 6" x 13' 6") Having light point, central heating radiator, storage and shelving

SITTING ROOM

4.27m x 4.60m (14' 0" x 15' 1") Having Sash window with fitted shutters to front, ceiling light point, central heating radiator, coved cornices, picture rails, two wall light points, Oak flooring and feature fireplace surround with gas fire.

LOUNGE

4.25m x 5.90m (13' 11" x 19' 4") Having sash window to front with built in cupboards and shelving, ceiling light point, central heating radiator, oak flooring, feature marble fireplace surround with fitted gas fire and tiled hearth and double doors with stained glass to:

CONSERVATORY/DINING ROOM

4.50m x 5.62m (14' 9" x 18' 5") Having hardwood double doors and windows to rear, ceiling light point, central heating radiator, two wall light points, Oak flooring, Cast iron multi fuel burner and door to:





KITCHEN

3.64m x 4.08m (11' 11" x 13' 5") Having inset Belfast sink unit, base and drawer cupboards, recess for range style cooker with extractor hood over, central island with cupboards under and breakfast bar, ceiling light point, central heating radiator, coved cornices, tiled floor, upvc double glazed window to rear and access to:

UTILITY ROOM

1.57m x 3.19m (5' 2" x 10' 6") Having stable door to rear garden, inset sink, working surfaces, wall and base cupboards, plumbing for automatic washing machine, appliance space, ceiling light point, central heating radiator, tiled floor, upvc double glazed window to rear and Velux window.



FIRST FLOOR LANDING

Having stained glass window to rear, two ceiling light points, central heating radiator, coved cornices and stairs off to second floor.

BEDROOM ONE

3.63m x 4.83m (11' 11" x 15' 10") Having two Sash windows to front, two ceiling light points, central heating radiator, picture rails and a range of fitted wardrobes.



LUXURY EN SUITE BATHROOM

Having roll edge bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush WC, part tiled walls, tiled floor, six wall light points, extractor fan and Sash window to rear.

BEDROOM TWO

3.94m x 4.30m (12' 11" x 14' 1") Having sash window to front, ceiling light point, central heating radiator, coved cornices, picture rails and feature fireplace surround.

EN SUITE SHOWER ROOM

Having shower cubicle with fitted shower unit, was hand basin with vanity unit under, low flush WC, part tiled walls, tiled floor, pin spot lighting, heated towel rail and extractor fan.

BEDROOM THREE

2.74m x 3.66m (9' 0" x 12' 0") Having Sash window to side, ceiling light point, central heating radiator, coved cornices, picture rails and feature fireplace.

EN SUITE SHOWER ROOM

Having shower cubicle with fitted shower unit, was hand basin with vanity unit under, low flush WC, part tiled walls, tiled floor, pin spot lighting, heated towel rail and extractor fan.

SECOND FLOOR LANDING

Having roof light window to rear, wall light point and built in store cupboard.

BEDROOM FOUR

4.27m x 5.91m (14' 0" x 19' 5") Having Sash window to side and window to rear, pin spot lighting, radiator, walk in wardrobe and additional storage.

BEDROOM FIVE

3.00m x 4.00m (9' 10" x 13' 1") Having roof light window to front, ceiling light point, central heating radiator and built in store cupboard.

BATHROOM

Having roll edge bath, ceiling light point, heated towel rail, built in store cupboard and Velux window to rear .

SEPARATE WC

Having low flush WC, wash hand basin with vanity unit under and pin spot lighting.

OUTSIDE

FORE GARDEN

Having wrought iron fencing and gateway, variety of trees and bushes and pathway to front door. Side driveway providing off road parking.

REAR GARDEN

Enclosed rear garden with various block paved areas, lawn, well stocked flower and shrub borders, variety of trees and bushes, outside lighting and timber garden shed.

GARAGE/WORKSHOP

3.51m x 6.69m (11' 6" x 21' 11") Having double doors to front, power and lighting, mezzanine floor providing additional storage space. stainless steel sink unit, double glazed window and door to rear garden.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.



COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/15/04

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



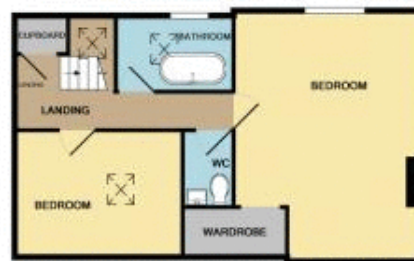


CELLAR

GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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