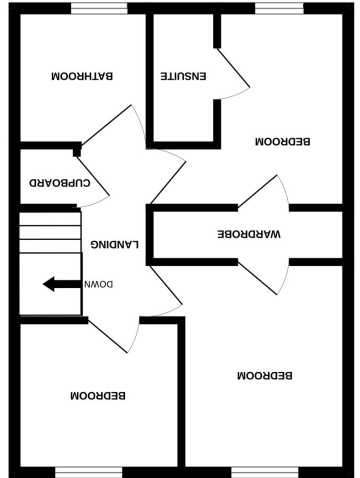
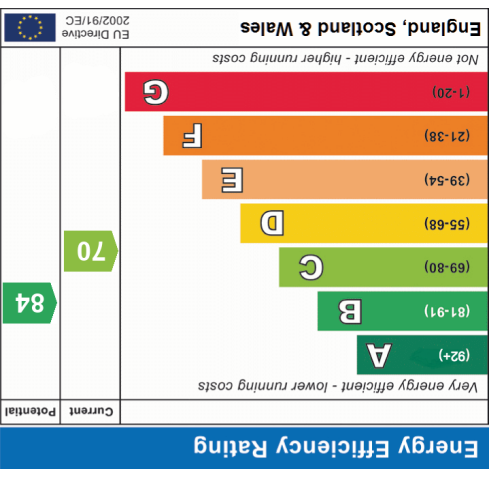


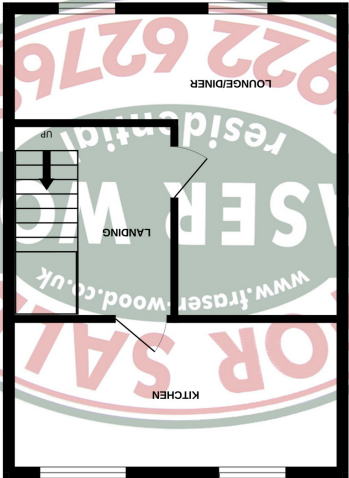


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

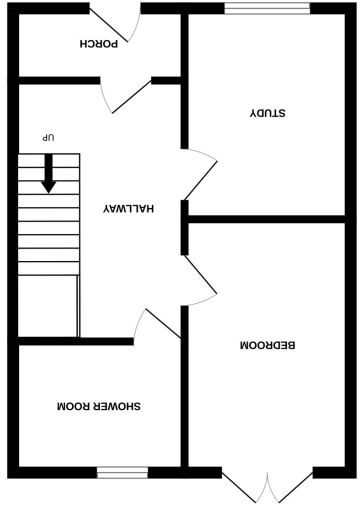
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



2ND FLOOR



1ST FLOOR



GROUND FLOOR



94 Highgate Road, Walsall, WS1 3JA

OFFERS REGION £310,000



94 HIGHGATE ROAD, WALSALL

This spaciously proportioned, modern, three storey end town house occupies a pleasant position in this popular residential area of the town, being well served by all amenities including public transport services to neighbouring areas, a good range of schools for children of all ages, together local shopping facilities.

The property is offered to the market with the benefit of no upward chain involved and briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door, pin spot lighting and tiled floor.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, under stairs storage space, laminate flooring and stairs to first floor.

STUDY

3.26m x 3.22m (10' 8" x 10' 7") having double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 4

4.18m x 3.33m (13' 9" x 10' 11") having double glazed window and access door to rear garden, ceiling light point, central heating radiator, laminate flooring and coved cornices.

SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., part tiled walls, ceiling light point, heated towel rail, tiled floor and double glazed window to rear.

FIRST FLOOR LANDING

having ceiling light point, central heating radiator and stairs off to second floor.



LOUNGE

5.53m maximum x 5.51m maximum (18' 2" x 18' 1") having two double glazed windows to front, three ceiling light points, two central heating radiators, coved cornices and feature fireplace surround with fitted gas fire.

KITCHEN

5.52m x 2.06m (18' 1" x 6' 9") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, pin spot lighting, central heating radiator, laminate flooring and two double glazed windows to rear.

SECOND FLOOR LANDING

having ceiling light point, airing cupboard and loft hatch.

BEDROOM NO 1

3.88m x 3.60m (12' 9" x 11' 10") having double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin, low flush w.c., part tiled walls, pin spot lighting, central heating radiator, laminate flooring and extractor fan.

BEDROOM NO 2

3.45m x 3.06m (11' 4" x 10' 0") having double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 3

2.36m x 2.12m (7' 9" x 6' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator, extractor fan and double glazed window to front.

OUTSIDE

SIDE DRIVEWAY

providing off-road parking for several vehicles and pathway to front entrance door.

ENCLOSED REAR GARDEN

with patio area, lawn and side access gate.

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 to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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/DBH/17/05/24

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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.