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



92 Highgate Road, Walsall, WS1 3JA

OFFERS REGION £495,000



92 HIGHGATE ROAD, WALSALL

This individual, deceptively spacious, architect designed, four bedroomed detached house occupies a pleasant and convenient position in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and the M6 Motorway at Junction 7 is within approximately 7km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)



RECEPTION HALL

having entrance door, ceiling light point and stairs off to first floor.

LOUNGE

4.85m x 4.64m (15' 11" x 15' 3") having two UPVC double glazed windows to front, central heating radiator and tiled hearth.

LOBBY

having UPVC double glaze window to rear, ceiling light point and stairs down to LOWER GROUND FLOOR LEVEL.



DINING ROOM

4.63m x 3.20m (15' 2" x 10' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator and with UPVC double glazed sliding patio door to rear garden.

KITCHEN

4.16m x 2.29m (13' 8" x 7' 6") 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 electric hob with extractor hood over, two ceiling light points, central heating radiator, under stairs store cupboard and UPVC double glazed windows to side and rear.



BREAKFAST ROOM/UTILITY

4.13m x 2.29m (13' 7" x 7' 6") having UPVC door to side, strip light, central heating radiator, plumbing for automatic washing machine, built-in store cupboard and window to side.

LOBBY

having UPVC double glazed door to front and ceiling light point.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, ceiling light point, central heating radiator and window to side.



BEDROOM NO 4

2.56m x 2.45m (8' 5" x 8' 0") having UPVC double glazed window to rear, central heating radiator and range of built-in wardrobes and cupboards.

FIRST FLOOR LANDING

having UPVC double glazed window to rear, ceiling light point and airing cupboard.

BEDROOM NO 1

3.50m x 2.96m (11' 6" x 9' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.

BEDROOM NO 2

2.73m x 2.42m (8' 11" x 7' 11") having window to rear, ceiling light point, central heating radiator, built-in store cupboard and sky light.

BEDROOM NO 3

2.95m x 2.66m (9' 8" x 8' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.



BATHROOM

having coloured suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and window to rear.

OUTSIDE

DRIVEWAY

providing off-road parking for several vehicles and access to CARPORT.

MATURE FOREGARDEN

with a variety of trees and bushes and with steps leading down to lower ground floor level.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn, a variety of trees and bushes and with side access gate.

GARAGE

4.81m x 2.49m (15' 9" x 8' 2") having up-and-over entrance door, central heating boiler, power and lighting.

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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/10/07/24

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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.

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