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32 Highgate Road, Walsall, WS1 3JH

OFFERS REGION £290,000



32 HIGHGATE ROAD, WALSALL

This deceptively spacious, four bedroomed mid terraced house occupies a pleasant and convenient position in this sought after residential area of old Walsall, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and within easy reach of Walsall town centre.

The accommodation briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, two ceiling light points, central heating radiator, coved cornices, dado rail, access to CELLAR and stairs off to first floor.

FRONT RECEPTION ROOM

3.68m x 3.34m (12' 1" x 10' 11") having double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and feature fireplace surround with fitted gas fire.

DINING ROOM

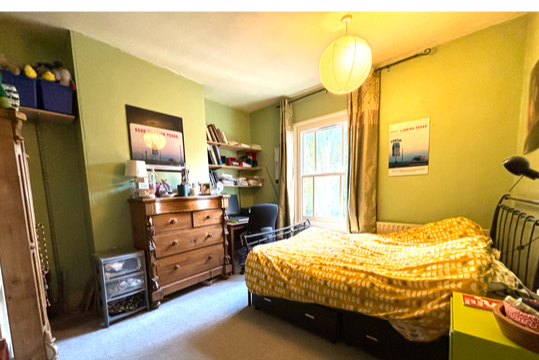
4.46m x 3.59m (14' 8" x 11' 9") having double glazed window to rear, ceiling light point, central heating radiator, picture rails, four wall light points and feature fireplace surround with fitted gas fire.

KITCHEN

3.94m x 2.02m (12' 11" x 6' 8") having inset Belfast sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, plumbing for automatic washing machine, central heating boiler, tiled floor, ceiling light point, appliance space and UPVC double glazed window to side.

LAUNDRY ROOM

3.91m x 2.04m (12' 10" x 6' 8") having UPVC double glazed patio door to side, ceiling light point and stable style door to rear garden.



W.C.

having low flush w.c. suite, wash hand basin, tiled splash back surrounds, ceiling light point and window to rear.

FIRST FLOOR LANDING

having ceiling light point, central heating radiator, built-in store cupboard and stairs off to second floor.

BEDROOM NO 1

4.46m x 3.67m (14' 8" x 12' 0") having double glazed window to front, ceiling light point, central heating radiator and feature fireplace surround.

BEDROOM NO 2

3.59m x 3.49m (11' 9" x 11' 5") having double glazed window to rear, ceiling light point and central heating radiator.

FAMILY BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, airing cupboard and double glazed window to side.

SECOND FLOOR LANDING

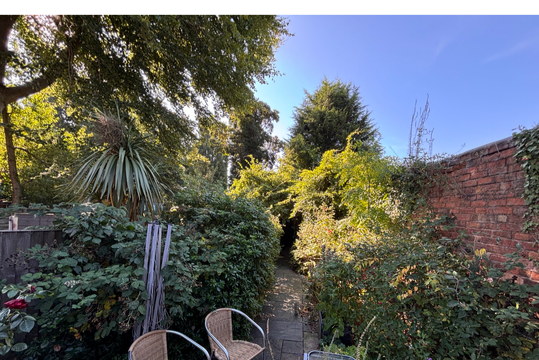
having ceiling light point.

BEDROOM NO 3

4.43m x 3.10m (14' 6" x 10' 2") having roof window at rear and ceiling light point.

BEDROOM NO 4

4.43m x 3.10m maximum (14' 6" x 10' 2") having roof window to front and ceiling light point.



OUTSIDE

SMALL FORECOURT

with mature shrubs and pathway to front door.

ENCLOSED REAR GARDEN

having paved patio area, a variety of trees and bushes, timber garden shed and with 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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/02/09/24

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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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