



"CREMLIN", 68 HIGHGATE ROAD, WALSALL, WS1 3JB



A home of grace and elegance, 68 Highgate Road is a spacious property of late Victorian splendour that has access to all amenities necessary for day to day living. It is a residence that offers overwhelming character with unquantifiable charm and peaceful serenity.

Attention to detail is evident in every room where the highest quality materials and craftsmanship have been used that showcase the crisp ornate ceilings and hand carved mahogany staircase, decorative arches, magnificent fireplaces and colourful stained glass windows. The result is a feeling of space and light that reinforces the warmth and personality of the home. "The beautiful colours and design of the windows make a huge difference to the rooms creating a more luxurious feel that is innately sympathetic to the property."

A great innovation to the home has been the transformation of the cellar into an entertainment space and bar. "It's a terrific room for hosting parties," adds Brendan, "and is very popular with the family as it allows us to keep the celebrations away from the rest of the house. We were careful to ensure that the design and construction was in keeping with the fabric of the property, our aim was to create a room that looks as if it's always been here and we're very pleased with the result."

68 Highgate Road is a property that certainly makes a statement by the sense of place and tradition that seeps through every room. "We've enjoyed every minute of living here, many visitors describe the house as wonderfully calm and relaxing, and it's so true. It's a wonderful home to come back to at the end of a busy day, bask in its warm and friendly atmosphere and leave the cares of the day far behind."\*

Brendan and Marie

\*These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Constructed in 1893, an icon of the Victorian era, this impressive double fronted, detached family home is prominently situated on the corner of Highgate Road and Gorway Road in the much sought after Highgate area of Walsall.

Offering truly spacious living and bedroom accommodation, which are set over three floors as well as a quirky Cellar Bar, the property would make an ideal purchase for a growing family and needs to be viewed internally to be fully appreciated.

Boasting many of its original features including plasterwork and arches together with Minton flooring and superb stained leaded doors and windows, the property is conveniently located close to recreational facilities of Walsall Rugby, Cricket and Golf clubs, whilst schools for children of all ages are close by, including Queen Mary's Grammar Schools. The motorway networks of the M6 and M5 are also within easy reach for commuting to the West Midland conurbation and beyond.

Double doors with stained original leaded top lights leads to

**Vestibule** having terrazzo flooring, original stained leaded front door with leaded side panelling and top lights leads to

**Most Impressive Entrance Hall** with original cornice and archways to ceiling, terrazzo flooring, two ceiling light points, central heating radiator, stairs to first floor off, access to Inner Hallway and

**Guest W.C.** having low level W.C., wash hand basin, stained leaded window to rear elevation, three quarter height tiling to walls, tiled floor and door to outside.

Leading from the Reception Hall via original panelled doors the following spacious living accommodation:-

**Delightful Lounge** having bay window to side, further window to front elevation, central heating radiator, original plasterwork ceiling, ceiling light point, power points, television aerial point and as a focal point an original fire place with patterned tiled surround with brass and leather fender with inset cast iron grate and living flame gas fire.

**Superb Dining Room** having bay window to front and stained window to side elevation, original cornice and plasterwork to ceiling, three central heating radiators, dado rail, feature archway, as a focal point a most impressive original Victorian fireplace in oak with integrated shelving and inset mirrors and open grate.

Door leads into the Inner Hallway.

**The Morning Room** has windows to side and rear; feature fireplace with living flame gas fire, television aerial point, double central heating radiators, original cornice and plasterwork, ceiling light point and power point.

**Breakfast Kitchen** has an inset sink unit with mixer tap and base units beneath, a range of additional matching base and wall unit with integrated leaded display cabinets and wine and glass storage facility. There are windows to the side and rear; tiling to floor; an Oval Ehmira wood burner with six hobs and integrated oven.

Door from Kitchen leads into

**Rear Lobby** with two doors to outside, one to rear and one to side elevations and access into

**Utility Room** having sink unit, gas cooker point, base and wall units, plumbing for automatic washing machine, ceiling light point and power point.

**Butler's Pantry** has tiling to floor; ceiling light point and window to side.

Leading from the main hall is an additional Inner Hallway with two original stained windows to side elevation Minton tiled flooring and door to stairs leading down to

**Cellar Bar** with wooden bench seating and wood panelling, central bench with stools, tiled floor with shelving and integrated mirror.

**Additional Seating Area** has tiled floor; ceiling light point and power point.

#### First Floor

Most Impressive wooden staircase with ornate balustrade leads to Half Landing with superb stained leaded window to side elevation, further stairs lead to main landing with original plasterwork and archways and panelled doors leading off to the following bedroom accommodation:-

#### Master Bedroom Suite

**Bedroom** having original fireplace, window to front, cornice to ceiling, two ceiling light points, power points, television aerial point and BT telephone point.

**En-Suite Shower Room** has low level W.C., vanity unit, fully tiled shower cubicle with fitted shower, heated towel rail, ceiling light point and window to front.

**Guest Bedroom** has window to front, vanity unit, two ceiling light points and feature fireplace.

**Bedroom Three** has window to side, fireplace, ceiling light point and power point.

**Bedroom Four** has window to side, vanity unit, ceiling light point, power point, cornice to ceiling and two double fitted cupboards.

Door from the Landing leads into

**Bathroom Area** with hallway with access into Large Walk-In Airing Cupboard, door to Separate W.C. having low level suite, half tiling and window to rear.

**Bathroom** has matching white suite comprising panelled bath and pedestal wash hand basin with full tiling to walls, heated towel rail, shower cubicle, window to side, mirror with lighting and a Dimplex heater.

From the landing is a further staircase, once more with most attractive original stained leaded windows, leads to

**Second Floor Landing** with beaming and doors off to

**Bedroom Five** with window to front, ceiling light point and power points.

**Bedroom Six** with window to front ceiling light point and power points.

Multi-pane door leads to Lobby with access to

**Large Eaves Storage Room** with beamed ceiling and ceiling light point and access into recessed eaves store.

**Bedroom Seven** has window to corner; parquet flooring, addition eaves storage space, ceiling light point and power point.

**Refitted Shower Room** has fully tiled shower cubicle, low level W.C., wash hand basin and bidet with part tiling to walls ceiling light point and extractor fan.

#### Outside

The property is set on the corner of Gorway Road and Highgate Road and can be approached via wrought iron gates between two brick pillars on to gravelled driveway affording off street parking for numerous cars. There is a fore garden with mature trees, shrubs and hedgerow with timber gates leading to side garden with block paved patio area, lawned area, trees, boundary fencing and hedge with flowering borders. There is an additional small lawned area leading to block paved court yard with double timber gates leading onto Highgate Road with raised flowering borders and access can be provided to coal house and store with W.C.

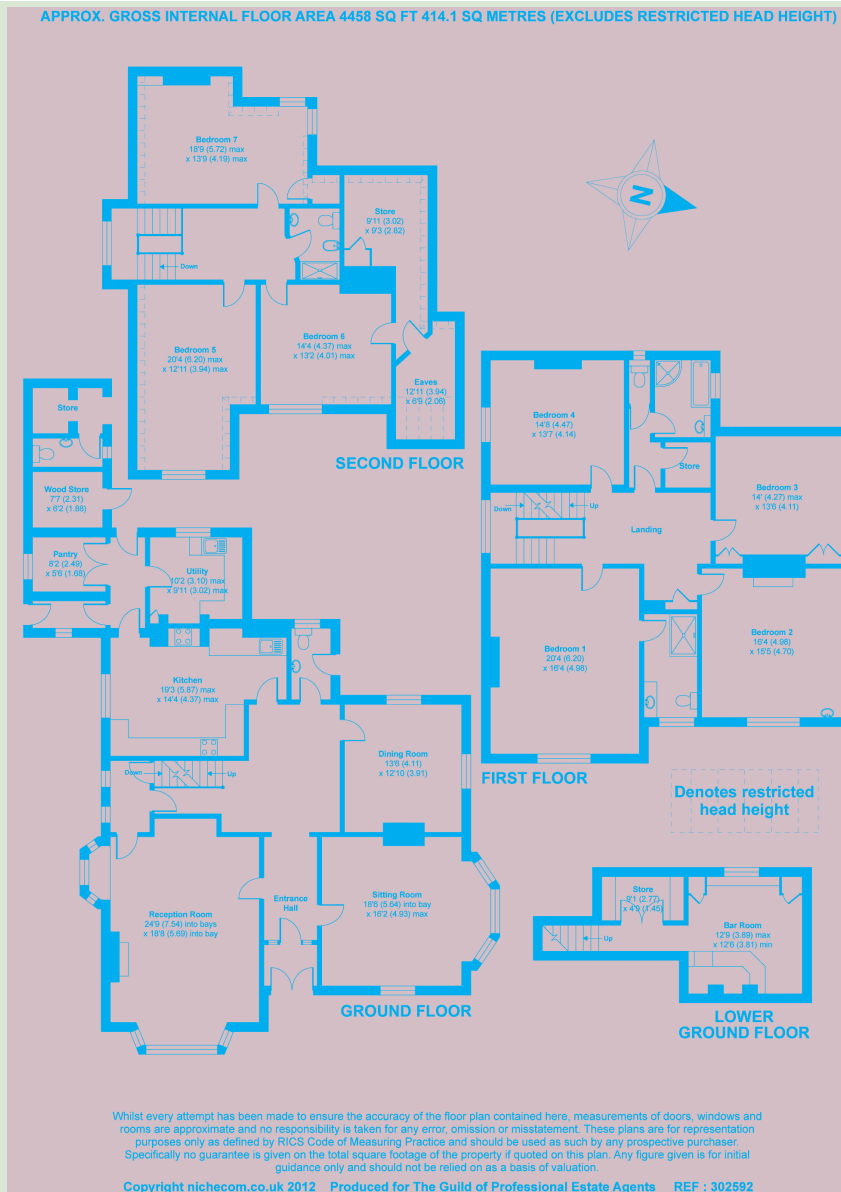




**EDWARDS MOORE**

THE ESTATE AGENCY

# "CREMLIN" | 68 HIGHGATE ROAD | WALSALL | WS1 3JB



## Energy Performance Certificate

**SAP**  
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**68, Highgate Road, WALSALL, WS1 3JB**

**Dwelling type:** Detached house  
**Date of assessment:** 13 September 2012  
**Date of certificate:** 14 September 2012

**Reference number:** 8705-1670-6125-9697-2123  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 400 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£18,819</b>
<b>Over 3 years you could save</b>	<b>£8,829</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£809 over 3 years	£351 over 3 years	
Heating	£17,652 over 3 years	£9,222 over 3 years	
Hot Water	£558 over 3 years	£417 over 3 years	
<b>Totals</b>	<b>£18,819</b>	<b>£9,990</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Current Rating: 21**  
**Potential Rating: 57**

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£3,090	✓
2 Floor insulation	£800 - £1,200	£633	✓
3 Draught proofing	£80 - £120	£552	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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