

# CHRIS FOSTER & Daughter

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## 41 Heygate Way, Aldridge, WS9 8SD Guide Price £259,950

A well presented link detached bungalow occupying an excellent position on this quiet walk way location within easy reach of local amenities.

\* Reception Hall \* Lounge \* Fitted Dining/Kitchen \* Two Bedrooms \* Shower Room \* Garage to Rear \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 41 Heygate Way, Aldridge



Lounge



Lounge



Dining Area



Modern Fitted Kitchen

# 41 Heygate Way, Aldridge



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

# 41 Heygate Way, Aldridge



Bedroom Two



Shower Room



Rear Garden

# 41 Heygate Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented link detached bungalow that occupies an excellent position on this quiet walk way within a popular residential location close to local amenities.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **RECEPTION HALL**

PVCu double glazed doors to the front and rear elevations and wall light point.

## **LOUNGE**

5.33m x 3.35m (17'6 x 11'0)

PVCu double glazed window to front elevation, feature fireplace with gas fire fitted, two ceiling light points and central heating radiator.

## **MODERN FITTED DINING/KITCHEN**

### **DINING AREA**

2.64m x 2.44m (8'8 x 8'0)

PVCu double glazed bay window to front elevation, central heating radiator, ceiling light point and being open plan to:

### **MODERN FITTED KITCHEN**

3.05m x 2.18m (10'0 x 7'2)

PVCu double glazed window to side elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in electric oven, gas hob with extractor canopy over, integrated fridge/freezer, space and plumbing for washing machine and ceiling light point.

### **INNER HALLWAY**

ceiling light point, loft access and airing cupboard off.

### **BEDROOM ONE**

4.04m x 3.28m (13'3 x 10'9)

PVCu double glazed sliding patio door leading to the rear gardens, built in wardrobe, central heating radiator and ceiling light point.

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## **BEDROOM TWO/CONSERVATORY**

5.79m x 2.92m (19'0 x 9'7)

PVCu double glazed door and windows to rear elevation, range of fitted wardrobes with bed recess, central heating radiator, ceiling light point and additional ceiling light/fan.

## **SHOWER ROOM**

PVCu double glazed frosted window to side elevation, shower area, vanity wash hand basin with storage cupboard below, WC, tiled walls, central heating radiator and ceiling light point.

## **OUTSIDE**

### **GARAGE TO REAR**

5.03m x 2.67m (16'6 x 8'9)

up and over door, PVCu double glazed door to the rear gardens, light and power.

### **FORE GARDEN**

having lawn and paved pathway.

### **REAR GARDEN**

having gated rear access, lawn, trees and shrubs, ornamental pond, greenhouse, outside tap, security lighting and two brick built storage sheds.

## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	