

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



36 Heygate Way, Aldridge, WS9 8SD Guide Price £239,950

A spacious link detached family residence in need of general modernisation occupying a quiet walk way position in this sought after residential location.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Kitchen * Utility * Three Bedrooms * Bathroom * Garage to Rear * Gas Central Heating System * PVCu Double Glazing
* No Upward Chain

Council Tax Band C
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



36 Heygate Way, Aldridge



Reception Hall



Lounge



Lounge



Dining Room



Kitchen

36 Heygate Way, Aldridge



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

36 Heygate Way, Aldridge



Bathroom



Rear Garden



Front Elevation

36 Heygate Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious link detached family residence that is in need of general modernisation. The property occupies a quiet walk way position in this sought after residential location close to local amenities at Lazy Hill and further afield at Aldridge village centre.

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:

FULLY ENCLOSED PORCH

PVCu double glazed frosted doors and windows to front elevation and ceiling light point.

RECEPTION HALL

central heating radiator, ceiling light point and cloaks cupboard off.

GUEST CLOAKROOM

PVCu double glazed frosted window to front elevation, WC, ceiling light point and tiled floor.

LOUNGE

4.88m x 3.76m (16'0 x 12'4)

PVCu double glazed window to front elevation, fireplace with gas fire fitted, three wall light points, central heating radiator and double opening doors leading to:

DINING ROOM

3.20m x 2.67m (10'6 x 8'9)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and PVCu double glazed door leading to:

REAR PORCH

with PVCu double glazed door and windows to rear, quarry tiled floor and light point.

KITCHEN

3.00m x 3.00m (9'10 x 9'10)

PVCu double glazed window to rear elevation, fitted wall, base units and drawers, stainless steel double drainer sink unit, space for cooker, floor mounted "Baxi" central heating boiler, fluorescent strip light and useful pantry off.

36 Heygate Way, Aldridge

UTILITY

2.01m x 1.50m (6'7 x 4'11)

PVCu double glazed door and window to rear, "Belfast" style sink, space and plumbing for washing machine and ceiling light point.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.73m x 3.20m min (12'3 x 10'6 min)

PVCu double glazed window to the front elevation, built in wardrobe, central heating radiator and ceiling light point.

BEDROOM TWO

3.25m x 3.05m (10'8 x 10'0)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator and ceiling light point.

BEDROOM THREE

2.64m x 2.51m (8'8 x 8'3)

PVCu double glazed window to front elevation, built in storage cupboard and ceiling light point.

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, pedestal wash hand basin, WC, half tiled walls, ceiling light point and electric heater.

OUTSIDE

DETACHED SINGLE GARAGE TO REAR

FORE GARDEN

having lawn and paved path.

REAR GARDEN

paved patio area and pathway, lawn, trees and shrubs and rear gated access.

GENERAL INFORMATION

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

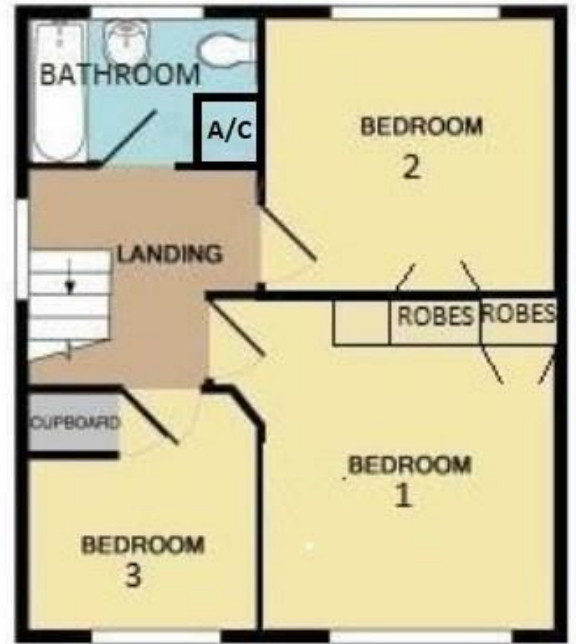
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

36 Heygate Way, Aldridge

the property and any items featured should be assumed not to be included unless stated within these sales particulars.

36 Heygate Way, Aldridge



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			
England & Wales	EU Directive 2002/91/EC		

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