



Offers In Excess Of £595,000

5 Bedroom Link Detached House for sale  
15 Heygate Way, Walsall





## Overview

VIRTUAL TOUR AVAILABLE - A Grand Family Residence in the Heart of Aldridge. Set along the charming and peaceful Heygate Way, this magnificent five-bedroom extended link-detached residence exudes elegance.



## Key Features

- VIRTUAL TOUR AVAILABLE
- Elegant five-bedroom extended link-detached home
- Impressive grand entrance hall with gallery staircase
- Two spacious reception rooms plus a separate formal dining room
- Stunning bespoke breakfast kitchen with granite worktops and high-end integrated appliances:  
Twin Neff ovens, gas hob, fridge, freezer, dishwasher, and coffee machine
- Practical utility room and convenient guest WC
- Luxurious master suite with fitted wardrobes and contemporary en-suite shower room
- Stylish family bathroom featuring a freestanding bath and walk-in shower
- Prime location close to Aldridge village centre
- Within catchment for highly regarded schools





## A Grand Family Residence in the Heart of Aldridge

Set along the charming and peaceful Heygate Way, this magnificent five-bedroom extended link-detached residence exudes elegance, space, and contemporary comfort. Beautifully positioned close to Aldridge village centre, the home offers a quiet and picturesque outlook while being within easy reach of every convenience.

Step through the impressive entrance hall, where a gallery staircase sets a sophisticated tone for the home. The generous ground floor features two elegant reception rooms, a formal dining room, and a stunning fitted breakfast kitchen that forms the heart of the home. Designed for both culinary creativity and everyday family living, the kitchen boasts granite countertops, an array of bespoke fitted units, and integrated appliances including a fridge, freezer, dishwasher, coffee machine, twin Neff ovens, gas hob, and built-in bin store. Adjoining the kitchen, the utility room and guest WC add further practicality.



Upstairs, the luxurious master suite includes fitted wardrobes and a modern en-suite shower room, while bedrooms two, three, and four also feature fitted storage. A fifth bedroom offers flexibility as a home office or nursery, complemented by a beautiful family bathroom with a freestanding bath and separate walk-in shower - a true sanctuary for relaxation.

Outside, the low-maintenance rear garden is designed for entertaining, complete with decking and a private garden bar - perfect for hosting summer gatherings. A driveway to the rear provides convenient off-road parking.

This exceptional home combines timeless style with modern living in one of Aldridge's most desirable settings. Within walking distance of local shops, cafés, and restaurants, the property is also ideally located for reputable schools, including Aldridge School, St Francis of Assisi Catholic College, and

the esteemed Queen Mary's Grammar Schools in Walsall.

For leisure, residents can enjoy a wealth of nearby facilities - from cricket and football at The Stick and Wicket Club to sailing at Aldridge Sailing Club and golf at the renowned Druids Heath Golf Club. Excellent transport links provide easy access to Birmingham, the M6, M5, and M42, as well as Birmingham Airport and the NEC.

A home of true distinction - early viewing is highly recommended to fully appreciate the space, quality, and setting on offer.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

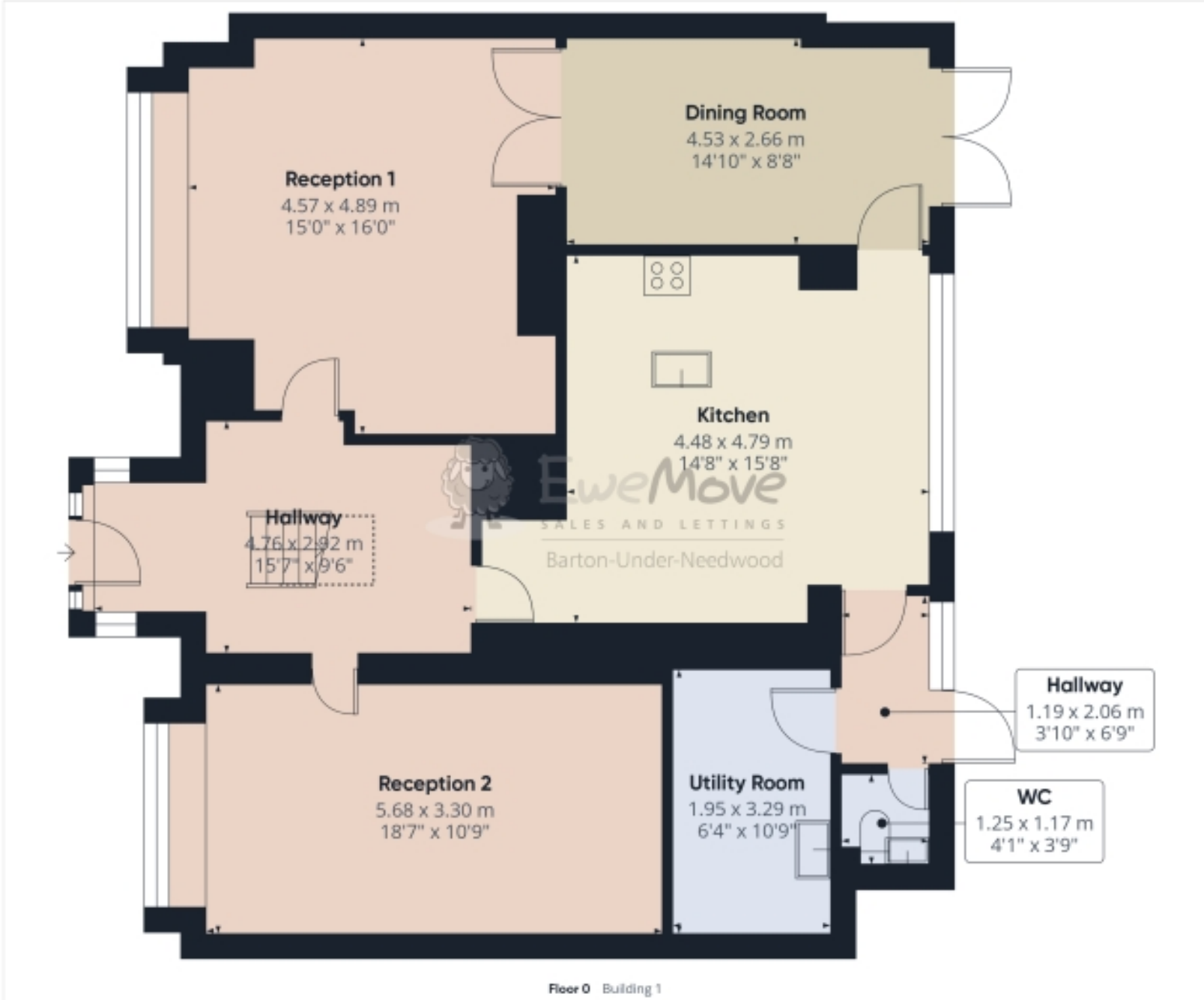
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: TBC.

Council Tax rating: D.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

# Floorplans



**Approximate total area<sup>(1)</sup>**  
97.6 m<sup>2</sup>  
1050 ft<sup>2</sup>

**Reduced headroom**  
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

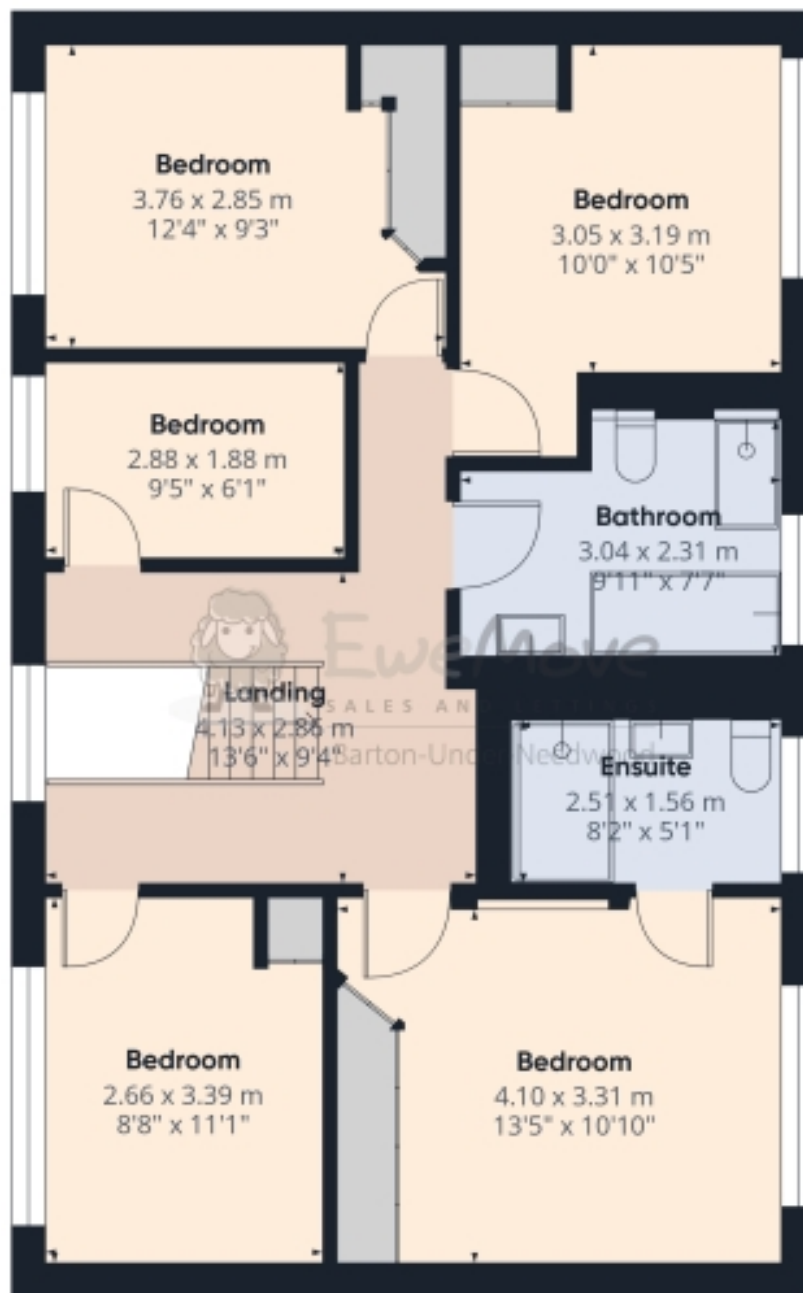
Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GRAFFI360**

Floor 0 Building 1

# Floorplans



Floor 1 Building 1



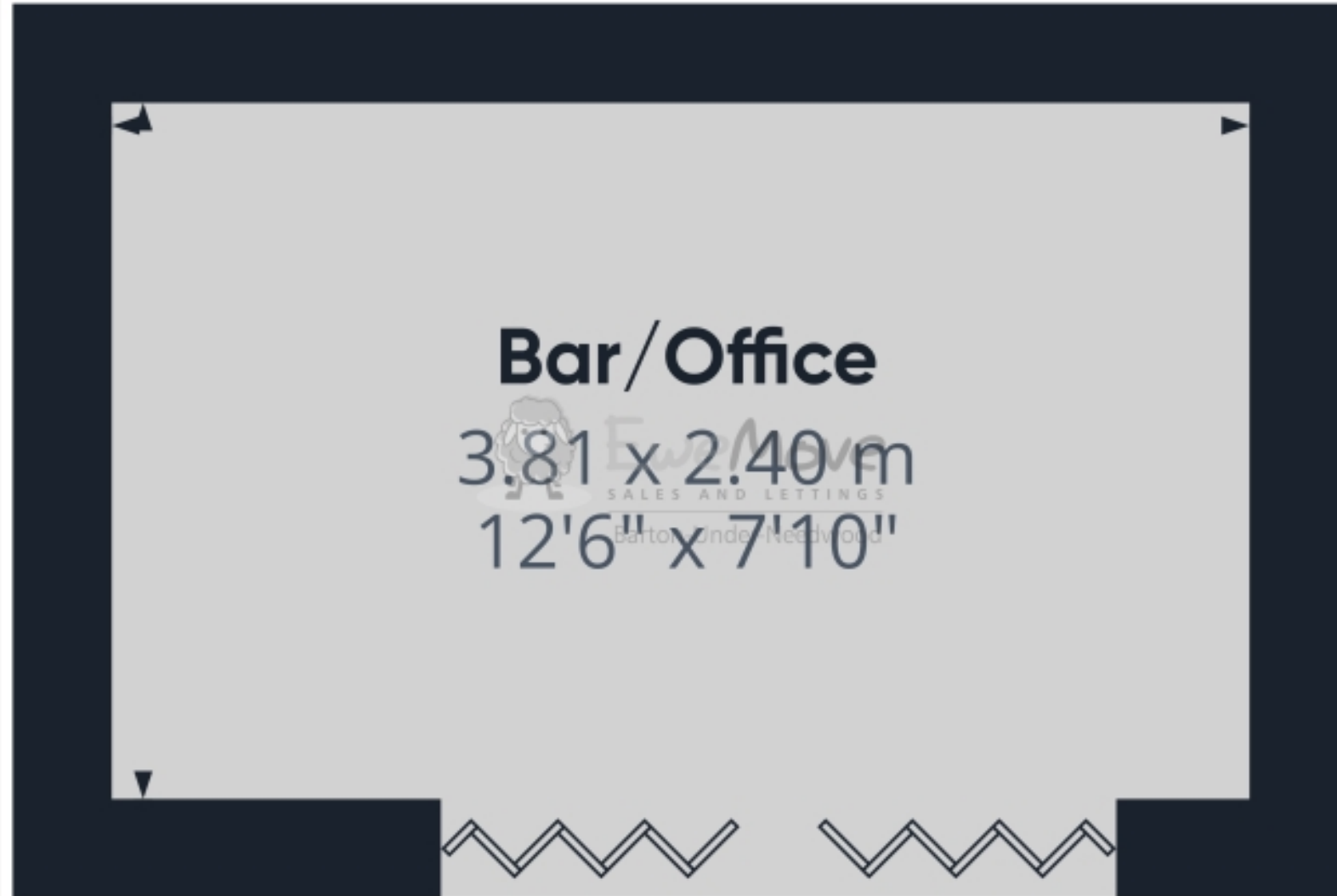
Approximate total area<sup>(1)</sup>  
69.9 m<sup>2</sup>  
752 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Floorplans



**Bar/Office**

3.81 x 2.40 m  
12'6" x 7'10"

**Approximate total area<sup>(1)</sup>**  
9.3 m<sup>2</sup>  
100 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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