PAUL CARR Estate Agents
Sales & Lettings

Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk



11 Heygate Way, Aldridge, Walsall, WS9 8SD

£250,000

Ground Floor:

The property is approached via a welcoming entrance porch with obscure double glazed windows to the front and side, leading into the hallway with stairs rising to the first floor, useful cloak storage and doors leading to the principal accommodation. The spacious lounge benefits from a front-facing double glazed window, gas fireplace and double doors opening into the dining room. The dining room provides a versatile additional reception space, with sliding doors leading directly onto the rear garden and access through to the kitchen. The kitchen is fitted with a range of wall and base cupboard units, stainless steel sink with drainer, double glazed window to the rear and useful understairs storage, while a separate utility room provides plumbing for a washing machine and direct access to the garden. A guest WC completes the ground floor.

First Floor:

The first floor offers three well-proportioned bedrooms, with all three benefiting from built-in storage, while bedrooms one and three overlook the front and bedroom two enjoys a rear-facing outlook. The family bathroom is fitted with a shower cubicle with shower over, wash hand basin and WC, together with a radiator and obscure double glazed window to the rear. The landing provides loft access, a useful cupboard housing the boiler and an obscure double glazed window to the side.

Outside:

To the front, the property benefits from a well-maintained lawned garden with a paved pathway leading to the entrance. To the rear is a good-sized enclosed garden, featuring a generous, paved patio area, central lawn and established planted borders along with gated rear access, providing a practical and pleasant outdoor space for relaxing and entertaining. The garden also benefits from a useful garage space with connected electric, giving potential for an electric charging point and ideal for parking. Further parking can also be located at the rear of the garden between the road and fence.

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 3rd November 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Measurements:

Entrance Porch

Hallway

Lounge -	15' 9" x 12' 3"	(4.80m x 3.73m)
Dining Room -	8' 8" x 10' 0"	(2.64m x 3.05m)
Kitchen -	9' 9" x 9' 9"	(2.97m x 2.97m)
Utility Room -	4' 9" x 6' 4"	(1.45m x 1.93m)
Guest WC -	2' 7" x 4' 9"	(0.79m x 1.45m)
Bedroom One -	10' 5" x 10' 4"	(3.17m x 3.15m)
Bedroom Two -	10' 6" x 10' 0"	(3.20m x 3.05m)
Bedroom Three -	8' 8" x 8' 2"	(2.64m x 2.49m)
Family Bathroom -	5' 4" x 8' 2"	(1.62m x 2.49m)

Viewer's Notes:

Tenure: Freehold currently being purchased

Council Tax Band: C

Connected Services: Gas, water, electric & drainage







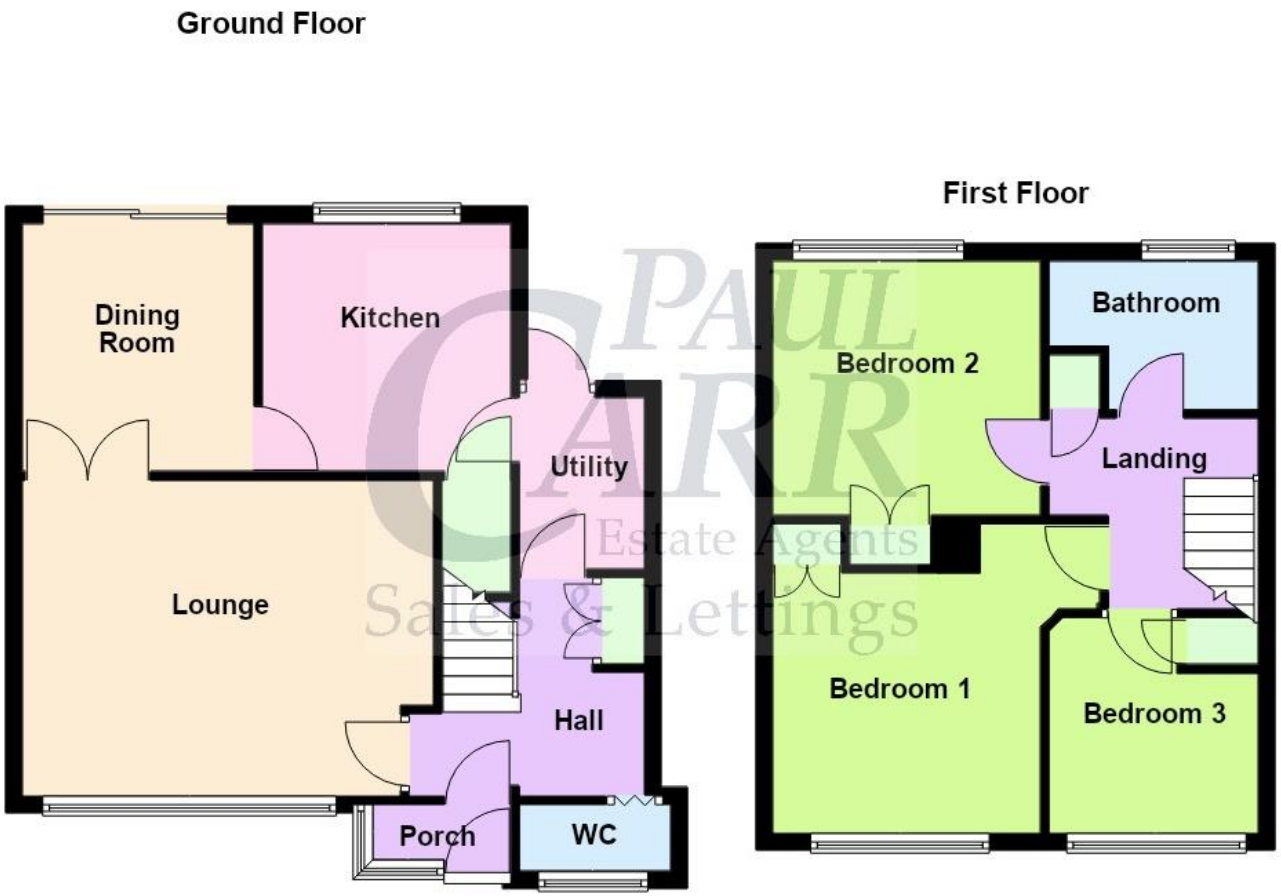






Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

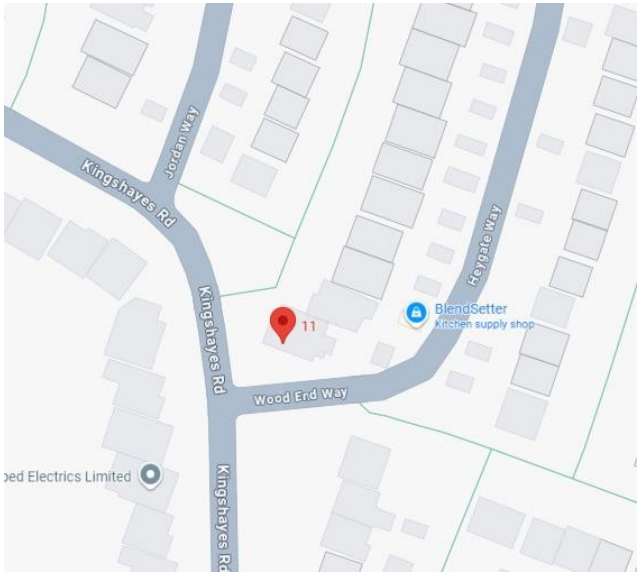
NEW

INSTRUCTION

AWAITING

EPC

Map Location



















www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman