



2 Hayfield Grove, Aldridge,
Walsall, WS9 0AF

£625,000

The property is entered via a welcoming reception hallway, creating an immediate sense of space and practicality, with stairs rising to the first floor, useful understairs storage and a guest WC. Positioned to the front of the property is an elegant lounge, centred around a feature gas fireplace and enhanced by a large bay window which allows natural light to flood the room. Undoubtedly the focal point of the home is the impressive open-plan kitchen, living and dining area spanning the full width of the rear elevation. Thoughtfully designed for modern family living, the kitchen is fitted with an extensive range of wall and base units complemented by a selection of integrated appliances, while the generous dining and seating areas provide the perfect setting for both everyday living and entertaining. Two sets of French doors create a seamless connection with the rear garden and further enhance the abundance of natural light throughout the space. A separate utility room provides additional storage, laundry facilities and direct access to the garden. The ground floor accommodation is completed by an integral garage with electric door, offering secure parking or excellent storage potential.

A spacious first-floor landing gives access to four well-appointed bedrooms and the family bathroom. The principal suite offers a luxurious retreat, benefitting from a dedicated dressing room and a contemporary en-suite shower room. Bedroom two is another generously proportioned double bedroom, complete with fitted storage and its own private en-suite shower room, making it ideal for guests or older children. Bedrooms three and four are both well-sized and enjoy pleasant rear-facing aspects, providing flexible accommodation suitable for family members, home working or hobbies. Serving these rooms is a stylish family bathroom, fitted with a bath and separate shower enclosure to cater for the demands of modern family life. Additional practical features include a useful storage cupboard housing the boiler system and access to the loft space from the landing.

To the front, the property is approached via an attractive block-paved driveway providing ample off-road parking for multiple vehicles, together with access to the integral garage and gated side access to the rear garden. The frontage is well presented and complements the property's modern appearance.

To the rear is a beautifully maintained and private garden, featuring a generous paved patio area ideal for outdoor dining and entertaining, leading onto a well-kept lawn. The garden enjoys a pleasant open aspect, offering an excellent space for families and those who enjoy outdoor living, while side access provides convenient connectivity between the front and rear of the property.

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:

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Measurements:

Entrance Hallway

Lounge - 12' 0" x 15' 3" (3.65m x 4.64m)

Open Plan Kitchen/Lounge/Diner -
15' 1" x 28' 2" (4.59m x 8.58m)

Utility Room - 5' 3" x 6' 5" (1.60m x 1.95m)

First Floor Landing

Bedroom One - 11' 5" x 13' 2" (3.48m x 4.01m)

Dressing Room

Ensuite - 4' 9" x 7' 6" (1.45m x 2.28m)

Bedroom Two - 16' 3" x 9' 0" (4.95m x 2.74m)

Ensuite - 5' 5" x 5' 4" (1.65m x 1.62m)

Bedroom Three - 12' 5" x 11' 6" (3.78m x 3.50m)

Bedroom Four - 9' 0" x 12' 5" (2.74m x 3.78m)

Family Bathroom - 9' 0" x 7' 0" (2.74m x 2.13m)

Garage - 8' 9" x 18' 7" (2.66m x 5.66m)

Viewers Notes:

Tenure: Freehold

Council Tax Band: F

Services Connected: Gas, water, electric & drainage





Floor Plan

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



Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	80	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location





