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34 Heygate Way, Aldridge, WS9 8SD
Asking Price £245,000

A spacious 3 bedroom link detached family residence in need of general modernisation that occupies a quiet walk-way position in this popular residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Ground Floor WC * Lounge * Dining Room * Conservatory * Fitted Kitchen * Utility * 3 Bedrooms * Shower Room * Garage To Rear * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall

The Property Ombudsman

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34 Heygate Way, Aldridge



Lounge



Kitchen



Dining



Utility



Dining Room



Conservatory

34 Heygate Way, Aldridge



Conservatory



Reception Hall



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

34 Heygate Way, Aldridge





Rear Garden

34 Heygate Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious 3 bedroom link detached family residence, that occupies a quiet walk-way position in this popular residential location within easy reach of 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:

FULLY ENCLOSED PORCH
PVCu double glazed entrance door and window to front and ceiling light point.

RECEPTION HALL
radiator, ceiling light point and cloaks cupboard off.

GUEST CLOAKROOM
PVCu double glazed window to front, wc and ceiling light point.

LOUNGE
4.88m x 3.84m (16' x 12'7)
PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, radiator, ceiling light point and archway leading to:

DINING ROOM
3.00m x 2.74m (9'10 x 9')
radiator, ceiling light point and double glazed sliding patio door leading to:

CONSERVATORY
3.35m x 1.83m (11' x 6')
PVCu double glazed door and windows to rear and wall light point.

FITTED KITCHEN
2.97m x 2.95m (9'9 x 9'8)
PVCu double glazed window to rear, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, space for cooker, wall mounted 'Vaillant' central heating boiler, fluorescent strip light and pantry off.

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UTILITY
1.98m x 1.50m (6'6 x 4'11)
PVCu double glazed door and window to rear, space and plumbing for washing machine, space for additional appliances and ceiling light point.

FIRST FLOOR LANDING
window to side, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE
3.73m x 3.25m min (12'3 x 10'8 min)
PVCu double glazed window to front, range of fitted mirrored wardrobes, chest of drawers, radiator and wall light point.

BEDROOM TWO
3.28m x 3.05m (10'9 x 10')
PVCu double glazed window to rear, built in wardrobe, radiator and ceiling light point.

BEDROOM THREE
2.67m x 2.49m (8'9 x 8'2)
PVCu double glazed window to front elevation, built in storage cupboard, radiator and ceiling light point.

SHOWER ROOM
PVCu double glazed window to rear, tiled corner shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, radiator and ceiling light point.

OUTSIDE

DETACHED GARAGE TO REAR
4.90m x 2.67m (16'1 x 8'9)
up and over door, PVCu double glazed door and window to rear and ceiling light point.

FORE GARDEN
lawn, paved path, shrubs and feature weeping willow tree.

REAR GARDEN
paved patio area and pathway, lawn with side borders and shrubs, outside light and gated access to rear.

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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