

# CHRIS FOSTER & Daughter

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## 45 Heygate Way, Aldridge, WS9 8SD Guide Price £265,000

A well presented and extended two bedroom link detached bungalow occupying a quiet walk way position in this sort after residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Extended Lounge \* Modern Fitted Dining/Kitchen \* Utility \* Guest Cloakroom \* Two Good Sized Bedrooms \* Bathroom \* Garage To Rear \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248

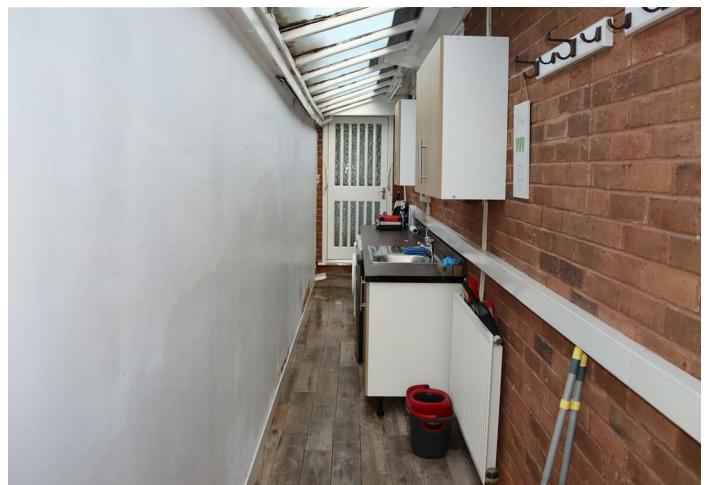
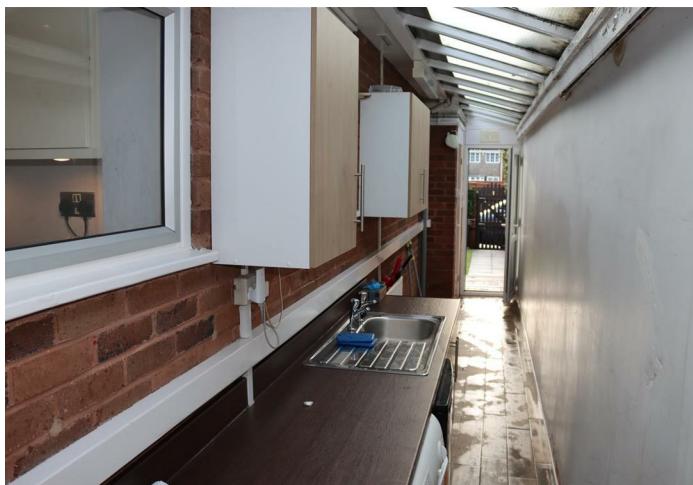
# 45 Heygate Way, Aldridge



Lounge



Fitted Dining/Kitchen



Utility

# 45 Heygate Way, Aldridge



Bedroom One



Bedroom Two



Modern Bathroom



Rear Garden



Front Elevation

# 45 Heygate Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented, extended link detached bungalow that occupies a quiet walk way position in this sought after residential location within easy reach of local amenities at Lazy Hill and 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 entrance door and wall light point.

## **RECEPTION HALL**

having door to front elevation, central heating radiator, ceiling spotlights and cloaks cupboard off.

## **EXTENDED LOUNGE**

6.63m x 3.33m (21'9 x 10'11)

PVCu double glazed bay window to front elevation, feature recessed log effect gas fire, ceiling spotlights, central heating radiator and ceiling coving.

## **MODERN FITTED DINING/KITCHEN**

5.13m x 2.46m (16'10 x 8'1)

PVCu double glazed bay window to front elevation, central heating radiator, ceiling light point, additional ceiling spotlights, range of modern fitted wall, base units and drawers, working surfaces with matching upstands and inset single drainer sink having mixer tap over, built in electric double oven, separate induction hob with stainless steel extractor canopy over, integrated fridge and microwave, ceiling spotlights and storage cupboard off housing the "Vaillant" combination central heating boiler.

## **UTILITY**

9.14m x 1.22m (30'0 x 4'0)

two fluorescent strip lights, space and plumbing for washing machine, fitted wall and base units, working surface, central heating radiator and door leading to the rear gardens.

## **GUEST CLOAKROOM**

double glazed frosted window to side elevation, WC, ceiling light point and tiled walls and floor.

## **INNER HALLWAY**

ceiling light point, loft access and storage cupboard off.

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## **BEDROOM ONE**

4.06m x 3.35m (13'4 x 11'0)

double glazed, double opening doors leading to the rear gardens, range of fitted wardrobes and dressing table, modern vertical central heating radiator and ceiling spotlights.

## **BEDROOM TWO**

3.05m x 2.74m (10'0 x 9'0)

double glazed window to rear elevation, fitted wardrobes, central heating radiator and ceiling light point.

## **BATHROOM**

frosted window to side elevation, panelled bath with electric shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls, chrome heated towel rail and ceiling spotlights.

## **OUTSIDE**

### **FORE GARDEN**

attractive lawn with side borders and block paved path.

### **REAR GARDEN**

paved patio area, brick built store, artificial lawn, shrubs and rear gated access.

### **SINGLE GARAGE 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	80
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	