



Connells

Aldersley Road
Aldersley Wolverhampton



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description Introducing Aldersley Road, a TWO BEDROOM SEMI DETACHED property nestled on the sought-after residential road of Wolverhampton. This characterful home presents an excellent opportunity for renovation, offering great potential to shape it into your dream residence. With NO ONWARD CHAIN, this property is conveniently available for purchase through the MODERN METHOD OF AUCTION.

Accommodation comprises; Side porch, entrance hallway, lounge, kitchen, ground floor guest WC, ground floor shower room, conservatory and two bedrooms and bathroom to the first floor.

Externally, the property boasts secure gate parking, along with a double garage for convenient storage. Furthermore, the land surrounding the property presents an exciting opportunity, potentially serving as a building plot, subject to obtaining the necessary planning permissions.

Don't miss the chance to transform this property into your ideal home. Embrace the potential and make Aldersley Road your own. Contact us today to arrange a viewing.

Location And Area

Set to the north west of Wolverhampton City Centre in the Aldersley area a short distance away from Wolverhampton Rail Station. Numerous local schools nearby and only a short driveway from the popular Claregate Park and Wolverhampton Race Course. There are other local amenities situated close by.

Approach

Set back from the roadside with steps up to the main accommodation. Gated access to the driveway and double garage.

Side Porch

Double glazed porch with Door into the lobby..

Entrance Hallway

Ceiling light point, meter cupboard, stairs rising to the first floor and radiator.

Lounge

14' 11" x 13' 1" (4.55m x 3.99m)
Double glazed window to the front, radiator and ceiling light point, timber beams effect

Kitchen

9' 11" x 8' 10" (3.02m x 2.69m)
Brick units with inset 1 1/2 sink and drainer with mixer tap, partly tiled walls integrated oven with electric hob, radiator, wall mounted boiler, ceiling light point and double glazed window to the rear, entry to conservatory and access to ground floor guest WC and ground floor shower room.

Ground Floor Shower Room

Shower cubicle, wash hand basin and double glazed window to the rear, ceiling light point heated towel rail.

Lobby

Access to storage area with window to side, and door to porch and ground floor guest wc

Ground Floor Guest Wc

Ground floor Guest WC with ceiling light point.

Conservatory

11' x 10' (3.35m x 3.05m)
Double glazed windows, ceiling light point, radiator and patio door to rear garden.

First Floor Landing

Radiator, double glazed window to the side, ceiling light point and loft access.

Bedroom One

15' max x 10' 1" max (4.57m max x 3.07m max)
Two double glazed windows to the front, fitted wardrobes, radiator and ceiling light point

Bedroom Two

12' max x 9' max (3.66m max x 2.74m max)
Double glazed window to the rear, ceiling light point and radiator.

Bathroom

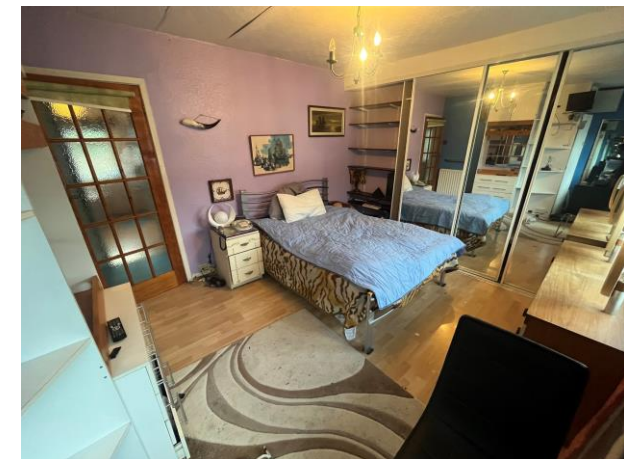
Large bath with mixer tap, low flush WC, wash hand basin, partly tiled walls, radiator, double glazed window to the rear and ceiling light point.

Outside Rear

Rear garden with access to a detached double garage and the side porch to the main accommodation.

Please note the land has potential building plot subject to planning permission.





To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: D

view this property online [connells.co.uk/Property/WVH327230](https://www.connells.co.uk/Property/WVH327230)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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