



Connells
connells.co.uk 01902 710 170
FOR SALE

Connells

Aldersley Road
Aldersley Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and stunning three bedroom semi detached family property. The property has been maintained to a high standard and must be viewed in order to appreciate.

The property comprises of entrance porch, entrance hall, large entertainment style lounge diner, modern fitted kitchen, three bedrooms and shower room. Externally there is a large garage which doubles as a utility area, large driveway and garden to the front. To the rear is a generously proportionate and highly landscaped rear garden.

The Location & 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 drive away from the popular Claregate Park and Wolverhampton Race Course. There are other local amenities situated close by.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to front, doors to various, central heating radiator, feature lighting, designer solid wood & glass handrail and balustrades, skirting board lighting, wooden flooring.

Lounge

22' 9" x 11' 9" max (6.93m x 3.58m max)
Double glazed window to front, double glazed french doors to rear, feature spotlights, speaker system, two central heating radiators, solid wooden door to entrance hall.

Kitchen

9' 5" x 9' 10" (2.87m x 3.00m)
Double glazed window to rear, wooden door to side, a range of stylish wall and base units with feature under counter lighting, plinth lights, inset sink, integrated NEFF oven and hob, extractor hood, breakfast bar, integrated wine cooler, solid wooden door to entrance hall, pantry cupboard.

First Floor Landing

Double glazed window to side, feature spotlights, designer solid wood handrail, doors to various rooms.

Bedroom One

10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed window to rear, feature spotlights, designer radiator, feature wooden slat wall, door to first floor landing.

Bedroom Two

11' x 9' 10" (3.35m x 3.00m)

Double glazed window to front, designer radiator, fitted wardrobes, door to first floor landing.

Bedroom Three

8' 11" x 7' 11" max into wardrobe recess (2.72m x 2.41m max into wardrobe recess)

Double glazed window to front, designer radiator, fitted wardrobes, door to first floor landing.

Family Shower Room

Double glazed window to rear, designer floating vanity sink, walk-in cubicle with waterfall mixer shower, designer toilet, plinth lighting, feature inset shower TV, door to first floor landing.

Garage

24' 6" x 7' 8" (7.47m x 2.34m)

Electric roller shutter door to front, electric car charging point, utility area to rear with plumbing for washing machine, space for tumble dryer, double glazed door and window to rear garden.

Outside Front

Large tarmac driveway with lawned area, plants, trees and shrubs.

Outside Rear

Good size rear garden with panelled fences, raised decked area, feature lighting, decking, sleeper planter bedrooms feature lighting, porcelain paved patio area, timber shed, gravel pathway.

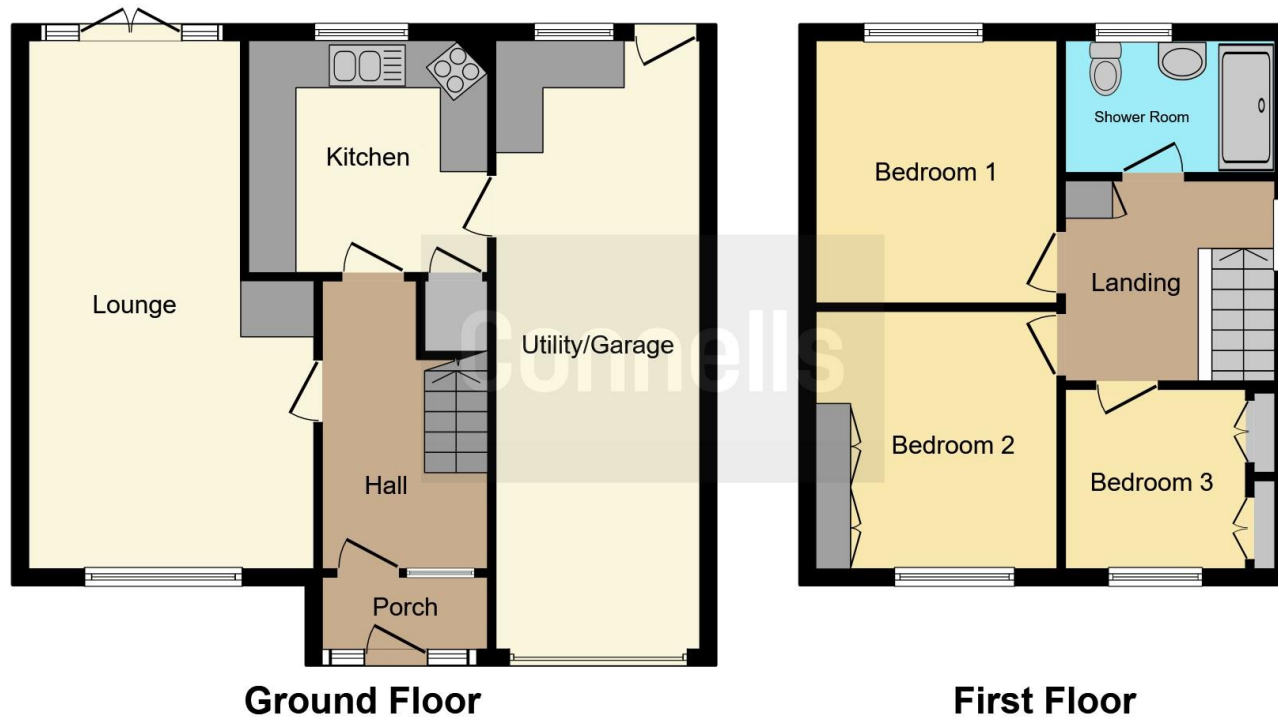
Agents Note

Please note the property has solar panels to rear which are owned.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330123



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH330123 - 0002