



Connells

Aldersley Road
Wolverhampton



Auctioneer's Comments

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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

The award winning Connells Wolverhampton branch bring to the market this two-bedroom mid-terrace home on Aldersley Road, located in the desirable area of Aldersley. This home is available for sale via the modern method of auction with no onward chain.

Upon entering, you are greeted by a cosy lounge, followed by a well-appointed kitchen and a convenient utility area with access to the shared entry. The ground floor also features a bathroom for added convenience.

Moving upstairs, you will find two spacious double bedrooms. The front bedroom comes with an adjacent room that offers versatility-it could serve as a potential third bedroom, a dressing room, or even a home office, catering to your specific needs. The rear bedroom also boasts a en-suite shower room.

Outside, the property boasts a courtyard-style frontage with a shared side entry. To the rear, a generously sized rear garden awaits, providing ample outdoor space.

Don't miss the opportunity to make this property your own. Contact the Connells Wolverhampton branch today to schedule a viewing and experience all that Aldersley Road has to offer.

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

Approach

Set back from the roadside behind a courtyard frontage with access to the main accommodation and shared entry.

Lounge

12' max x 11' 10" max (3.66m max x 3.61m max)

Double glazed window to the front, radiator, ceiling light point, gas fireplace and door to the lobby.

Lobby

Radiator, stairs rising to the first floor and doors to the lounge and kitchen.

Kitchen

12' max x 11' 11" max (3.66m max x 3.63m max)

Matching wall and base units with stainless steel sink and drainer with mixer tap, gas cooker point, plumbing point for washing machine, extractor hood, radiator, storage cupboard, ceiling light point, double glazed window to the rear and doors to the lobby and utility.

Utility

Radiator, wall mounted boiler, two ceiling light points and doors to the kitchen, bathroom, rear garden and shared entry.

Ground Floor Bathroom

Panelled bath, low flush WC, wash hand basin, extractor fan, ceiling light point, radiator and double glazed window to the rear.

First Floor Landing

Doors leading to both bedrooms.

Bedroom One

12' max x 11' 11" max (3.66m max x 3.63m max)

Double glazed window to the rear, ceiling light point, fitted wardrobes and door to the en-suite.

En-Suite

Shower cubicle, wall mounted wash hand basin, ceiling spotlights, extractor fan and loft access.

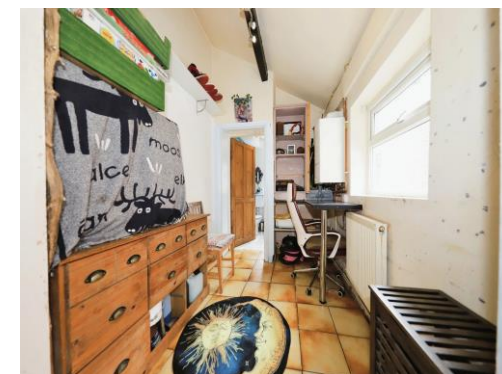
Bedroom Two

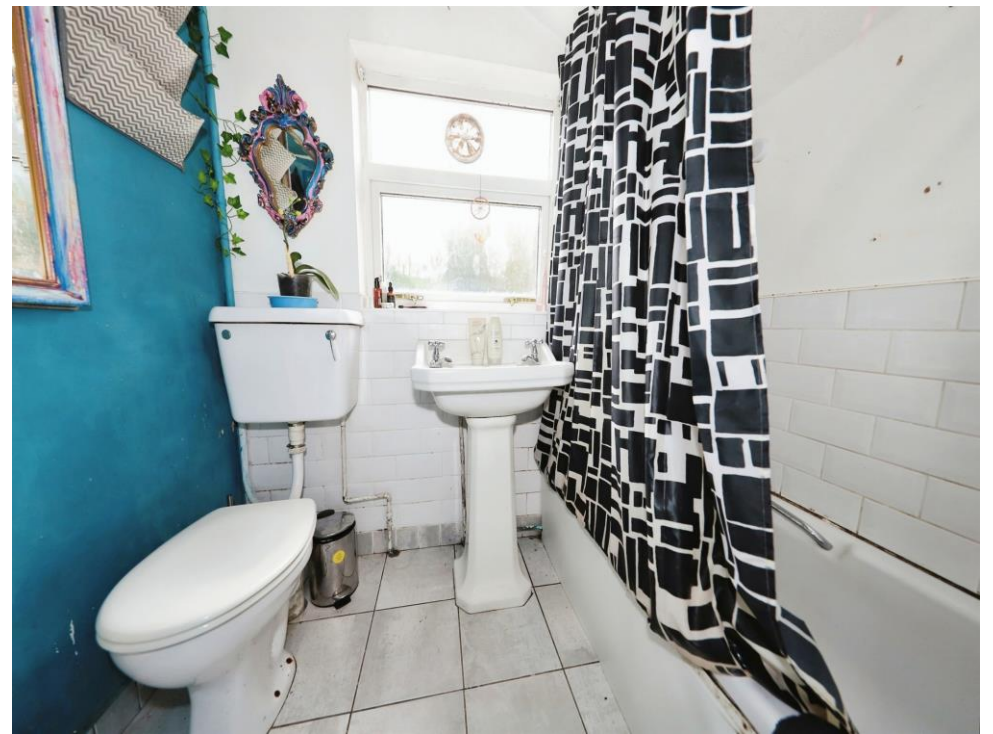
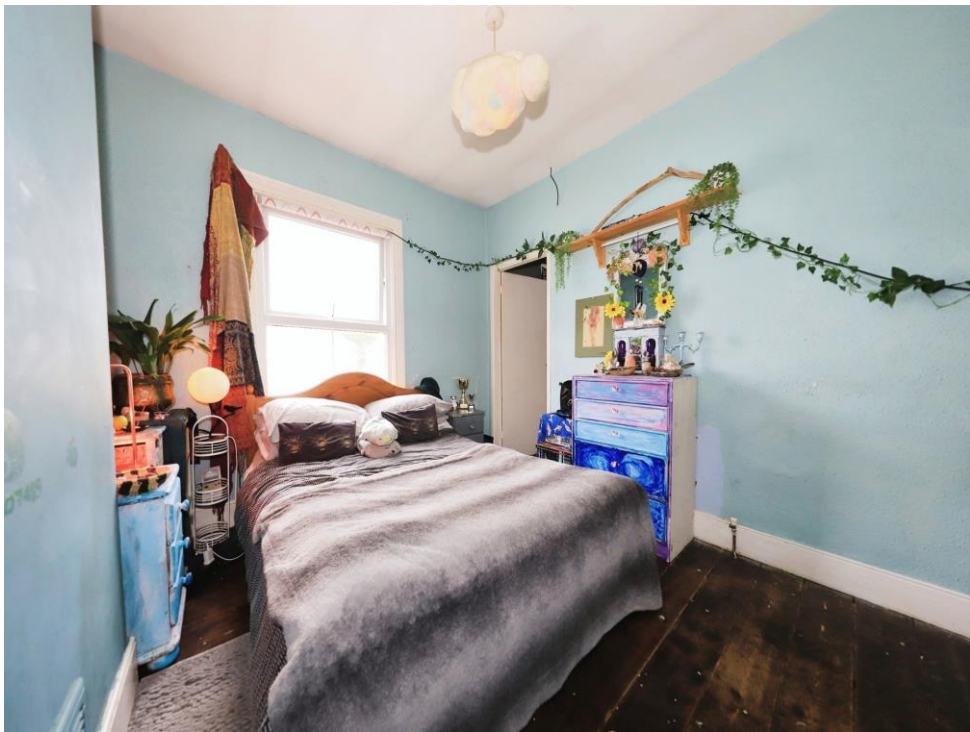
11' 11" max x 9' 1" max (3.63m max x 2.77m max)

Double glazed window to the front, ceiling light point and door to the dressing room/office/potential bedroom three.

Outside Rear

Paved patio area and lawn with a timber shed and outside tap point.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH328423



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