



Connells

Aldersley Road
Wolverhampton

Aldersley Road Wolverhampton WV6 9NJ

for sale offers over
£235,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this well presented three bedroom semi-detached family home boasting no onward chain in the popular area of Claregate.

Internally the property comprises of a porch leading to an inviting entrance hallway where you'll then find two reception rooms both used as a lounge and dining room and then to a well appointed kitchen. To the rear of the property you will also find a useful utility area and a ground floor wc and a storage area to the front. Upstairs you will find three generously sized bedrooms and a family bathroom.

Outside you will find off road parking for ample vehicles with a front garden, while the rear benefits from a sizable; rear garden.

Viewings are highly recommended and would be suitable for first time buyers, investors, small families and is ideally situated near to many shops, schools and amenities. v

Location And Area

Set to the north west of Wolverhampton City Centre in the Claregate area with numerous local schools and fantastic local shopping in Tettenhall Village. M54, adjoining M6 motorways and i54 commercial development are only a short drive away.

Approach

Set back from the road side behind a front garden and off road parking leading to the main accommodation and door to storage area.

Porch

Door to entrance hallway

Entrance Hallway

Radiator, ceiling light point, storage cupboard beneath the stairs housing a single glazed window to side, stairs to first floor landing, doors leading to the lounge, dining room and kitchen.

Lounge

13' 3" max x 10' max (4.04m max x 3.05m max)

Double glazed window to front, two wall lights, radiator.

Dining Room

12' max x 10' max (3.66m max x 3.05m max)

Double glazed sliding door to rear garden, ceiling light point and radiator.

Kitchen

8' 5" x 7' 8" (2.57m x 2.34m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor hood above, ceiling light point, double glazed windows to side and rear, door leading to hallway and utility.

Utility

Power supply, lighting, plumbing point for washing machine, doors to the garage, rear garden and the ground floor wc, storage cupboard also housing a tap point.

Ground Floor Wc

High flush wc, wash hand basin, window to rear.

Storage Area

14' 8" x 6' 5" (4.47m x 1.96m)

Double doors to the front driveway, lighting, window to side, door to utility.

First Floor Landing

Double glazed window to side, loft access, ceiling light point. doors to all bedrooms and bathroom.

Bedroom One

13' 5" x 7' 10" to wardrobe (4.09m x 2.39m to wardrobe)

Double glazed window to front, radiator, ceiling light point, fitted wardrobes.

Bedroom Two

12' 10" max x 9' 10" max (3.91m max x 3.00m max)

Double glazed window to rear, radiator, ceiling light point.

Bedroom Three

8' 7" x 8' 9" (2.62m x 2.67m)

Double glazed window to rear, radiator, ceiling light point.

Bathroom

Panelled bath with shower over, low flush wc, partly tiled walls, wash hand basin, radiator, ceiling light point, double glazed window to front, wall mounted boiler.

Outside Rear

Rear patio area with steps and slope leading to a lawn that is tiered, outside tap point, timber shed, greenhouse.







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: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333645



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: WVH333645 - 0002