

# 183 Aldersley Road, Wolverhampton, WV6 9NJ

Occupying an elevated position with pleasant aspects from both front and rear elevations, this tradition semi-detached property was thoughtfully extended some years ago on the ground floor and it is situated in a popular and established residential area with a variety of shops, school and public transport services close by.

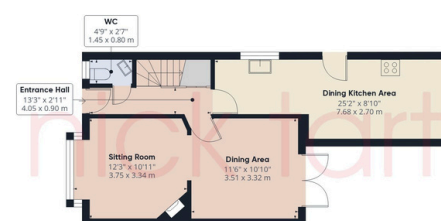
## Key Features

- Entrance hall with fitted cloakroom
- Sitting room
- Separate lounge
- Extended dining kitchen
- Choice of 3 bedrooms
- Family bathroom
- Front and rear gardens
- Off road parking (with a statutory declaration)

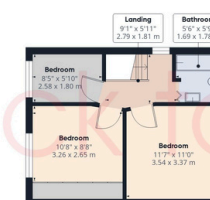
## Contact Us

01902 755585

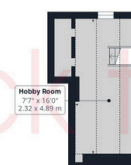
wolverhampton@nicktart.com



Ground Floor



Floor 1



Floor 2



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## Ground Floor

The practical living accommodation which enjoys the benefits of gas central heating and double glazing and further comprises of...

**Entrance hall** which has laminate flooring, understairs stores housing the wall mounted gas central heating boiler, fitted cloakroom with close coupled WC and vanity unit.

**Sitting room** having coved ceilings and double-glazed French doors leading into the rear garden. Separate lounge having a feature fireplace with living flame gas coal effect fire and matching hearth and double-glazed windows with a most pleasant aspect.

**Dining kitchen area** having a matching suite of units comprising of composite single drainer sink unit with tiled splashbacks, a range of cupboards with matching work tops, incorporating plumbing for automatic washing machine and dishwasher, double-glazed windows, ceramic tiled walls and floor and door leading to the side elevation

**Dining area** having a range of cupboards with matching worktops incorporating split level double oven and ceramic hob, double-glazed windows, recessed down lighting and fitted utility cupboard.



## Outside

The property is approached via off road parking (with a statutory declaration) with steps leading up to the front elevation. To the rear is a long garden with patio areas on three sides with dwarf walling and steps leading to the main lawn with surrounding hedging and fencing and a wooden shed.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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## First Floor

Stairs lead from the entrance hall to the first-floor **landing** with fitted loft ladders leading to a **hobby room** with Velux windows.

**Bedroom one** having double-glazed windows overlooking the rear garden.

**Bedroom two** having fitted wardrobes and double-glazed windows.

**Bedroom three** having double-glazed windows.

**Family bathroom** having panelled bath with shower over, tiled walls, double-glazed windows, close coupled WC and a pedestal wash hand basin.



### EPC: TBD

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – **Band B** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.





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