



58 Aldersley Road, Tettenhall

THOMAS HARVEY  
ESTATE AGENTS

*A Deceptive & Well Designed Two Bedroom Mid Terraced Property. Being Refurbished To A High Standard. Perfect For Buyers Requiring A Property Ready To Just Move Into!*

**58 Aldersley Road, Tettenhall, Wolverhampton, WV6 9LZ**  
**Asking Price: £165,000**

**Tenure: Freehold**  
**Council Tax: Band A – Wolverhampton**  
**EPC Rating: D**  
**Total Floor Area: 829sq feet (77.0sq meters)**  
**No Upward Chain**

Situated in a popular residential area this deceptive terraced property has been thoughtfully redesigned & styled to create a most attractive interior, an excellent example of its type.

Ideal for purchasers requiring a property, ready to just move into, internal inspection is highly recommended to appreciate the charming & well planned accommodation. Tastefully appointed throughout and incorporating many smart features throughout the gas centrally heated & double glazed interior includes the choice of two reception rooms, inner hall with staircase to first floor, fitted kitchen with a matching suite contemporary white suite and at the rear is a utility with downstairs fitted cloakroom. Off the rear sitting room is a staircase leading to the useful cellar. On the first floor there are two double bedrooms and the bathroom is fitted with a well-appointed modern suite with a 'Jack & Jill' style entry from both bedrooms. The enclosed rear garden has been landscaped and provides a pleasant setting over woodland and Smestow brook at rear.

Offered with no upward chain and conveniently situated for the majority of amenities including schools, shops and within easy access of the city centre, the property further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Front Living Room: 12'2" (3.70m) x 11'10" (3.60m)**

Composite double glazed door, period style cast iron fire place, radiator, built in alcove storage with shelving and double glazed window to front.

**Inner Hall:** Staircase to first floor.

**Rear Sitting/ Dining Room: 12'2" (3.70m) x 11'10" (3.60m)**

Wood burner stove with tiled hearth, radiator, built in cupboard under stairs with access to cellar and double glazed window to rear.

**Kitchen: 14'5" (4.40m) x 6'3" (1.90m)**

Fitted with a modern suite of white gloss units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, coloured suspended wall cupboards, 4-ring gas hob with stainless steel extractor hood over, built in oven, recess for fridge freezer, plumbing for dishwasher, white vertical radiator, recessed ceiling spot lights, tiled flooring and double glazed window to side with matching PVC double glazed door.

**Utility: 6'3" (1.90m) x 4'3" (1.30m)**

Built in worktop, plumbing for washing machine, wall mounted gas fired central heating boiler, tiled flooring and double glazed window to side. **Fitted Cloakroom:** Low level WC, radiator, tiled flooring and double glazed window to rear.

**First Floor Landing**

**Bedroom One: 12'2" (3.70m) x 11'10" (3.60m)**

Radiator and double glazed window to front.

**Bedroom Two: 11'10" (3.60m) x 9'6" (2.90m)**

Radiator and double glazed window to rear.

**Bathroom: 11'10" (3.60m) x 5'11" (1.80m)**

Fitted with a modern white suite comprising panelled bath with shower spray, separate corner shower cubicle, low level WC, pedestal wash hand basin, vertical white radiator, recessed ceiling spot lights, tiled flooring, built in shelving/ storage space and double glazed window to rear.

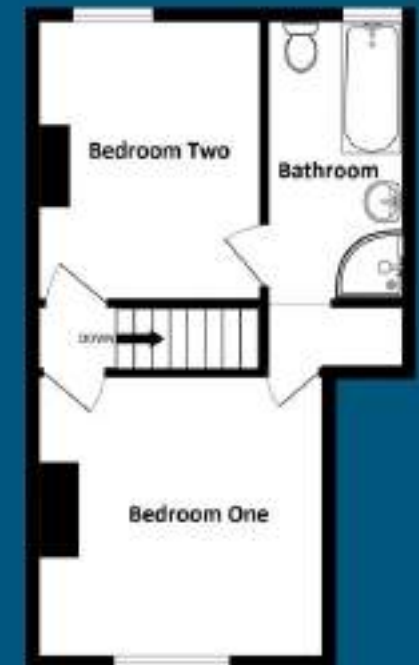
**Rear Garden:** Patio with side path, shaped lawn, timber garden shed and surrounding fencing with side access.



**Ground Floor**

Approx.: 463sq feet  
(43.0sq metres)

**Total Floor Area: 829sq feet  
(77.0sq metres) Approx.**



**First Floor**

Approx.: 366sq feet  
(34.0sq metres)



**PROPERTY MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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