



45 Aldersley Road, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive & Well Designed Three Bedroom Two Bathroom Detached Property. With Tremendous Potential For Buyers To Restyle & Reconfigure To Own Requirements In A Favoured Residential Area Opposite Smestow Brook & Woodland!

45 Aldersley Road, Tettenhall, Wolverhampton, WV6 9NA

Asking Price: £375,000

Tenure: Freehold

Council Tax: Band C - Wolverhampton

EPC Rating: E (52) No: 6636-1726-3600-0063-3296

Total Floor Area: 1,589.5sq feet (147.7sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

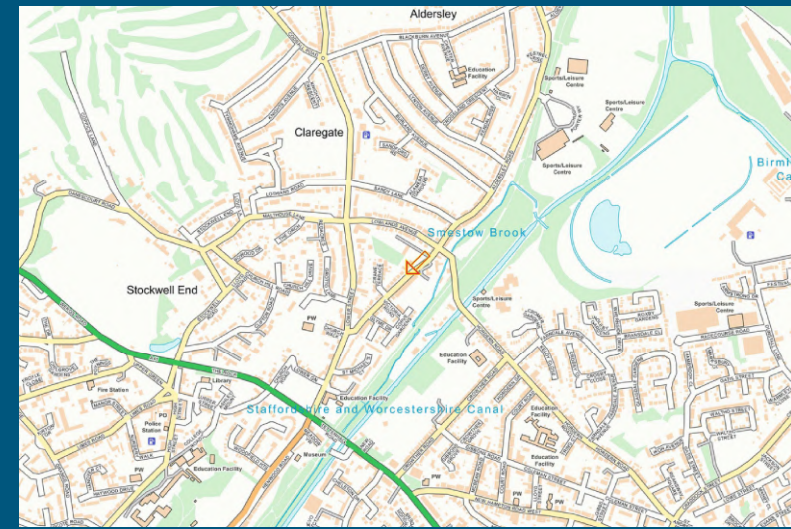
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows two of four main providers have variable coverage indoor and all four have good outdoor coverage.

Situated on the border of Tettenhall and Aldersley, just off Lower Street, this individually designed detached home enjoys one of the area's most sought-after positions. With the Tennis Club close by and Smestow Brook and woodland walks on the doorstep, the setting is both peaceful and highly desirable. The property offers a surprisingly spacious interior, and internal viewing is strongly recommended to appreciate its excellent potential.

Ideal for buyers looking to restyle a home to their own taste, the accommodation has been thoughtfully arranged to maximise space and features a number of distinctive elements throughout — creating a superb opportunity to redesign and modernise to personal requirements. A PVC double-glazed porch leads into an inviting entrance hall with stairs rising to the first floor. The former garage has been converted into a versatile sitting room, perfect as a home office, snug, or hobby space. The main lounge enjoys a charming period-style open fireplace and a large bay window that floods the room with natural light. Stretching across the rear of the property, the generous living and dining room provides an excellent everyday family space, complete with a brick fireplace and double-glazed French doors opening onto the garden — ideal for entertaining. The spacious breakfast kitchen is fitted with a traditional range of light cabinetry, extensive work surfaces, an integrated double oven, gas hob, and appliance space. Dual windows and a matching rear door ensure the room feels bright and well connected to the outdoors. A modern ground-floor shower room with a contemporary white suite adds further convenience. Upstairs, the landing leads to a smart family bathroom featuring a P-shaped bath and access to the attic, which benefits from power, lighting, and a skylight — perfect for storage or hobby use. There are three well-proportioned bedrooms: a bay-fronted principal room, a generous second bedroom with full-height fitted wardrobes, and a third bedroom ideal as a nursery or study. The rear garden is a standout feature. Beautifully landscaped and backing onto a wooded paddock, it offers a full-width patio, shaped lawn, mature planting, and secure gated access. A substantial garden store/workshop provides excellent additional space and offers potential for conversion to suit a variety of uses.

Perfectly positioned for access to schools in both sectors, health clubs, local shops, and the amenities of both Codsall and Tettenhall, the property is less than three miles from Wolverhampton city centre. A fine example of its type & perfect for buyers requiring the accommodation of a good size house, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Porch: PVC double glazed door. **Entrance Hall:** Internal hardwood opaque stained glass leaded door with matching side windows, radiator, coved ceiling, laminate flooring and L-Shaped staircase to first floor with built in cloaks cupboard below.

Sitting Room/ Home Office: 15'2" (4.62m) x 6ft (1.84m)

Radiator, wood flooring and double glazed window to front.

Lounge: 12'1" (3.69m) x 12ft (3.66m)

Period style open fire place with tiled hearth & decorative surround, radiator, coved ceiling, wood flooring and double glazed bay window to front.

Living Room with Dining Area: 21ft (6.43m max) x 12'1" (6.89m)

Brick fire place with tiled hearth, two radiators, coved ceiling, laminate flooring and double glazed French doors to rear garden.

Breakfast Kitchen: 16'6" (5.09m) x 7'2" (2.18m) x 17'1" (5.20m) x 6'7" (2.00m)

Fitted with a matching suite of traditional light coloured units comprising a range of base cupboards, drawers & suspended wall cupboards, worktops with stainless steel single drainer sink unit, 4-ring gas hob with extractor hood over, double electric oven with combination oven/ grill over, plumbing for dishwasher & washing machine, wall mounted gas fired central heating boiler, radiator, tiled flooring and double glazed windows to rear with matching PVC door.

Shower Room: 8'3" (2.51m) x 6ft (1.82m)

Fitted with a modern white suite comprising corner shower with wall mounted electric shower unit, low level WC, vanity unit, radiator, extractor fan, loft hatch and tiled flooring.

First Floor Landing: Double glazed opaque leaded window to side.

Bathroom: 8'3" (2.51m) x 6ft (1.84m)

Fitted with a smart white suite comprising P-Shaped panelled bath with chrome shower spray and side screen, low level WC, vanity unit, chrome heated towel rail, part tiled walls, coved ceiling, recessed ceiling spot lights, extractor fan, tiled flooring and double glazed opaque window to side. The loft hatch has a pull down ladder leading to the attic space with lighting, power and skylight.

Bedroom One: 12'7" (3.85m) x 11'5" (3.47m)

Radiator, coved ceiling, laminate flooring and double glazed bay window to front.

Bedroom Two: 12'2" (3.70m) x 12'1" (3.69m)

Built in full height triple wardrobes, radiator, coved ceiling, laminate flooring and double glazed window to rear.

Bedroom Three: 7'10" (2.38m) x 6'11" (2.12m)

Radiator, laminate flooring and double glazed window to front.

Rear Garden: The neatly landscaped rear garden, not only overlooks the rear wooded paddock but has been designed to create excellent useable outdoor space with full width paved patio, dwarf wall, shaped centre lawn, flowering borders with a variety of shrubs & trees, surrounding fencing and gated side access. **Garden Stores/ Workshop: 27'9" (8.45m) x 8'5" (2.57m)** Power, lighting, side door to garden and glazed window to rear.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



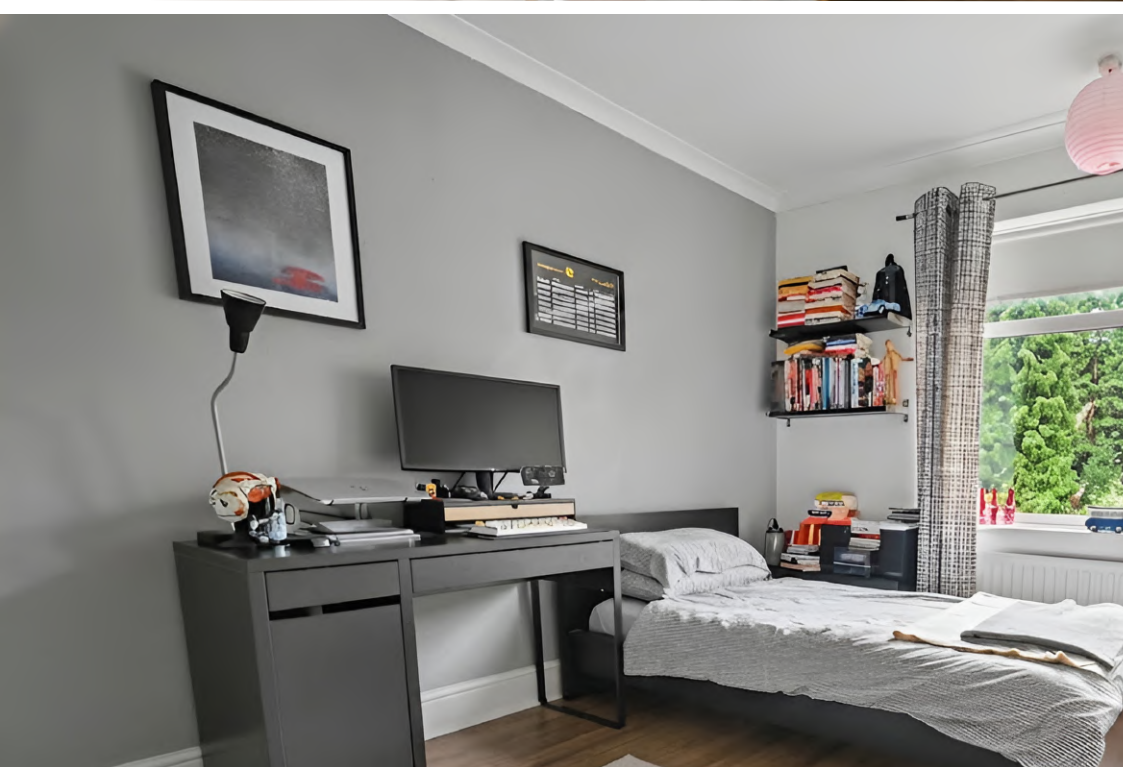
















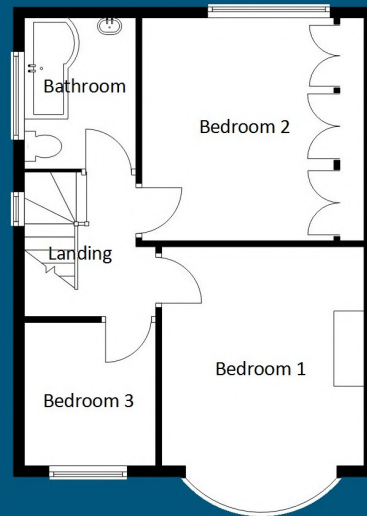
Ground Floor

Approx. 1127.2sq feet (104.7sq metres)

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**Total Floor Area: 1,589.5sq feet
(147.7sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



First Floor

Approx. 462.2sq feet (42.9sq metres)



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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.

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