



46 Aldersley Avenue,  
Aldersley,  
Wolverhampton,  
WV6 9HY

nick tart

## Key Features

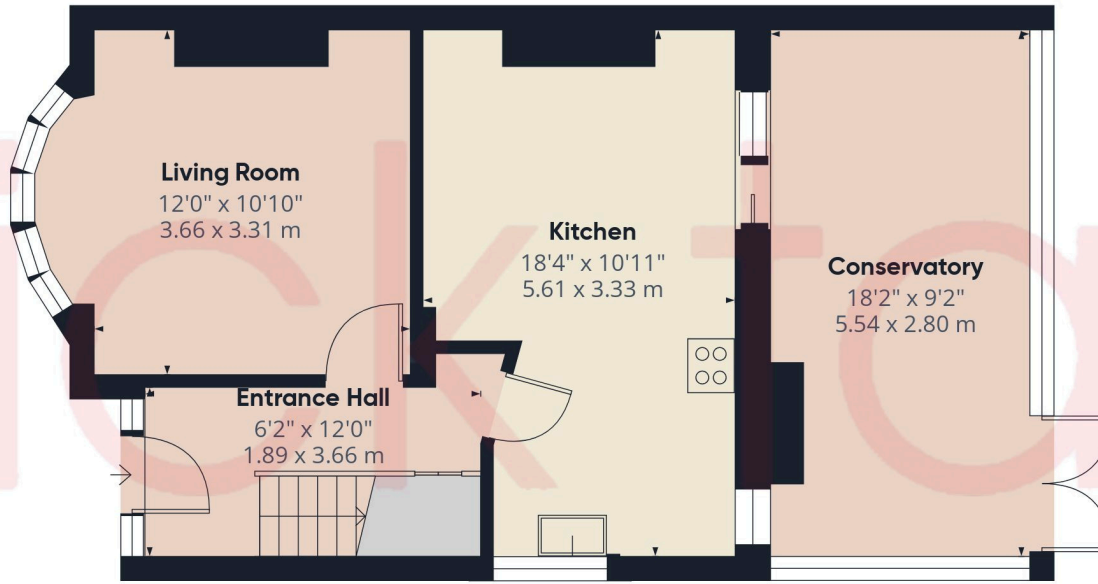
- Entrance porch
- Entrance hall
- Living room
- Kitchen
- Conservatory
- Three bedrooms
- Bathroom
- Driveway
- Rear garden

## Contact Us

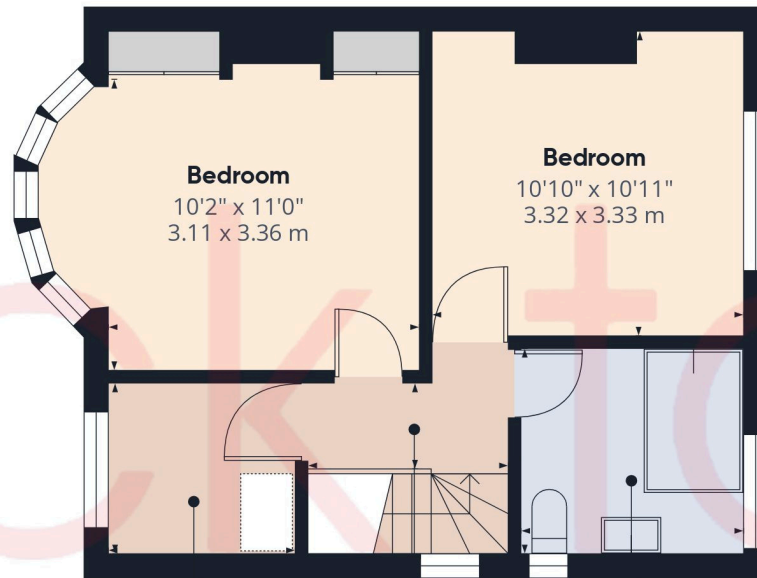
01902 755585

wolverhampton@nicktart.com





Ground Floor



**Bedroom**  
6'2" x 6'9"  
1.89 x 2.08 m

**Landing**  
3'5" x 6'11"  
1.04 x 2.11 m

**Bathroom**  
7'3" x 7'9"  
2.21 x 2.37 m

Floor 1



Approximate total area<sup>(1)</sup>

935 ft<sup>2</sup>

87 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Ground Floor

**Entrance porch** leads into the...

**Entrance hall** Has a UPVC double glazed front door with obscured glass, staircase rising to the first floor, understairs storage cupboard, radiator and doors to...

**Living room** Has a feature fireplace with gas fire, UPVC double glazed bay window to the fore and a radiator.

**Kitchen** Has a matching range of wall and base level units with work surfaces over, *Belfast* style sink unit with mixer tap, plumbing for washing machine, space for American style fridge freezer, tiled flooring, radiator, gas cooker point with extractor fan over, inset spotlighting, UPVC double glazed window to the rear, UPVC double glazed window to the side and double glazed sliding patio doors lead to the...

**Conservatory** This is of brick and UPVC construction and enjoys tiled flooring and a wall mounted electric heater.



## Outside

To the front of the property is a **driveway** that allows for off road parking.

To the rear of the property is a generous **garden** that has a paved patio area, gated access to the fore, X2 timber garden stores and lawn surrounded by pleasant shrubbery.

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

**Landing** Has hatch to roof space, UPVC double glazed window with obscured glass to the side and doors to...

**Bathroom** Enjoys a suite comprising of curved panel sunken bath with electric *Triton* shower unit over, heated towel rail, WC, wash hand basin with mixer tap and vanity unit under, inset spot lighting, fully tiled walls and UPVC windows with obscure glass to the side and rear respectively.

**Bedroom** Has wood effect flooring, radiator and UPVC windows to the rear.

**Bedroom** Has built in wardrobes, wood effect flooring and UPVC windows to the fore.

**Bedroom** Has UPVC double glazed window and radiator.



**EPC: D68**

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

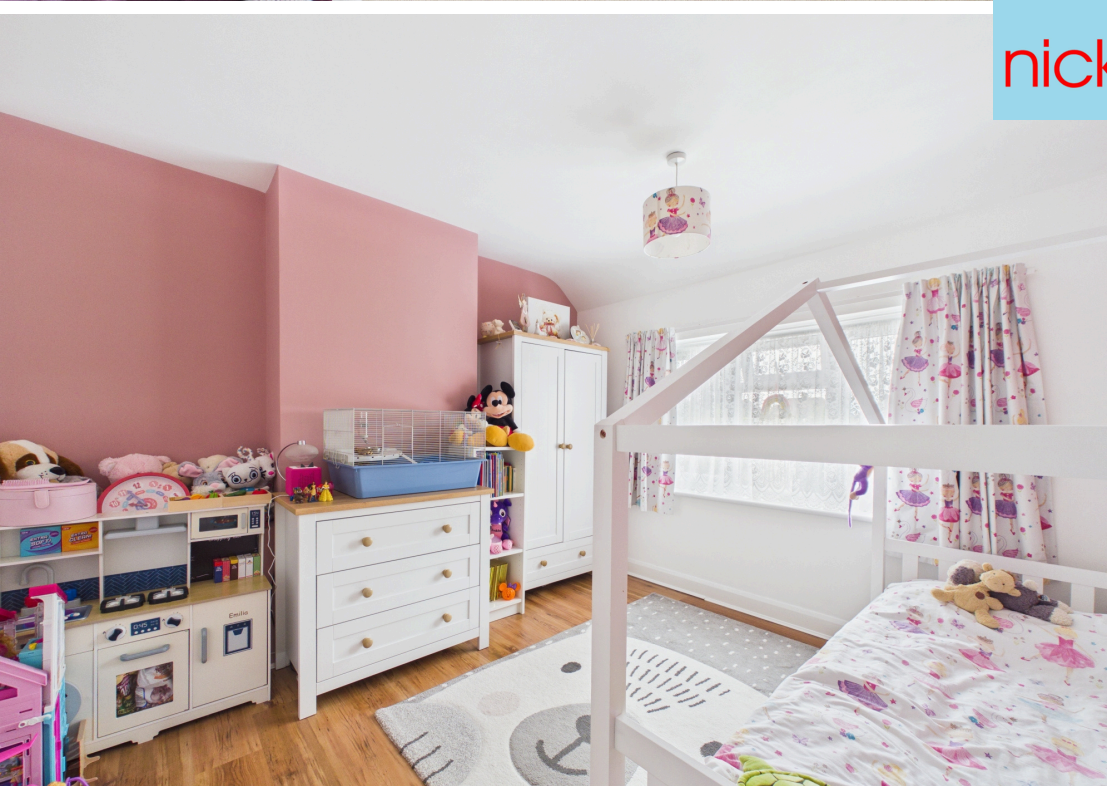
**Council Tax – Band C** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

### 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 conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.



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