



40 Aldersley Avenue,
Wolverhampton,
WV6 9HY

nick tart

Key Features

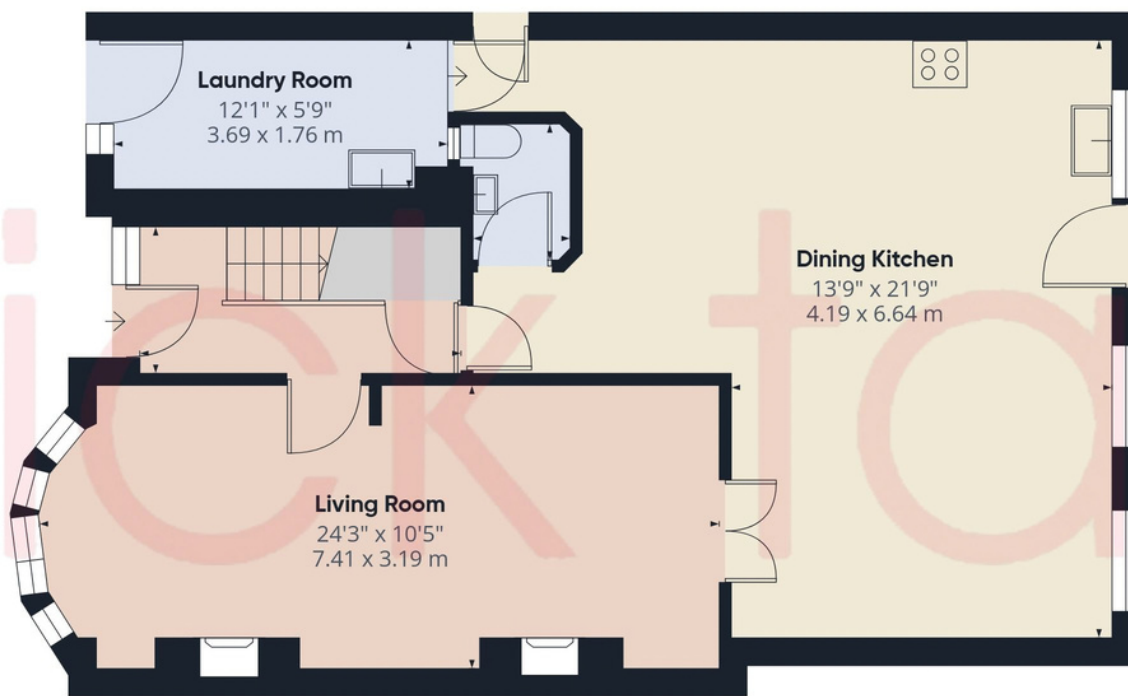
- No upward chain
- Entrance
- Living room with x2 fireplaces
- Extended dining kitchen
- Laundry room
- Downstairs WC
- Choice of 3 bedrooms
- Bathroom
- Driveway
- Rear garden

Contact Us

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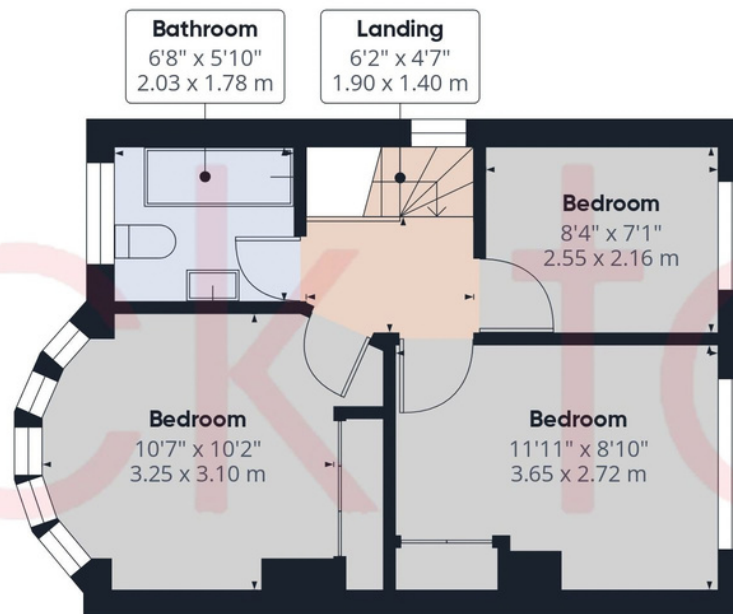


Ground Floor

Approximate total area⁽¹⁾

1131 ft²

105.1 m²



Floor 1

(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 Approached via a double glazed front door with obscure glass window, radiator, an understairs storage cupboard which houses the *IDEAL* gas combination boiler and doors lead off to the...

Living room Has the benefit of x2 feature fireplaces with a gas fire and an electric fire respectively (not tested) x2 radiators, UPVC double glazed bay window to the fore and internal double doors lead to the...

Extended Dining kitchen which offers a matching range of wall and base level units with work surfaces over, integrated dishwasher, sink unit with mixer tap, double oven, separate electric hob with extractor fan over, breakfast bar, tiled flooring, radiator and inset spotlighting whilst a rear composite style door leads out to the garden.

The **Dining area** itself has a radiator, wood effect flooring, x2 UPVC double glazed windows to the rear.

Laundry room This can be approached via the kitchen internally or the front of the property itself and offers a circular sink unit with extendable mixer tap, work surface with storage under, plumbing for washing machine, space for dryer and tiled flooring



Outside

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

The rear of the property enjoys a most generous **garden** which is split into two parts via timber picket fencing with both offering either a decked or paved patio area respectively. The second lawn is Astroturf and is thought ideal as a children's play area whilst the turfed lawn closer to the property is thought an ideal adult entertainment or relaxation space.

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 the hatch to roof space, UPVC double glazed window with obscure glass to the side and doors to...

Bathroom Has a suite comprising of wood effect panel bath with mixer tap, WC, pedestal wash hand basin with mixer tap, heated towel rail, wood effect vinyl flooring and UPVC double glazed window with obscure glass to the fore.

Bedroom Enjoys built in wardrobes, a radiator and UPVC double glazed bay window to the fore.

Bedroom Has built in wardrobes with overhead storage, radiator and UPVC double glazed window to the rear.

Bedroom Has a radiator and UPVC double glazed window with obscured glass to the rear.



EPC: TBD

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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