



184 Aldersley Road, Aldersley

A Well Presented Two Bedroom Mid Terraced Property In A Favoured Residential Area Of Wolverhampton & Refurbished To A High Standard. Perfect For Buyers Requiring A Property Ready To Just Move Into!

184 Aldersley Road, Aldersley, Wolverhampton, WV6 9NB

Asking Price: £175,000

Tenure: Freehold

Council Tax: Band B – Wolverhampton

EPC Rating: D (63) No: 0062-2825-7420-9891-5441

Total Floor Area: 828.9sq feet (77.0sq metres) Approx.

No Upward Chain

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

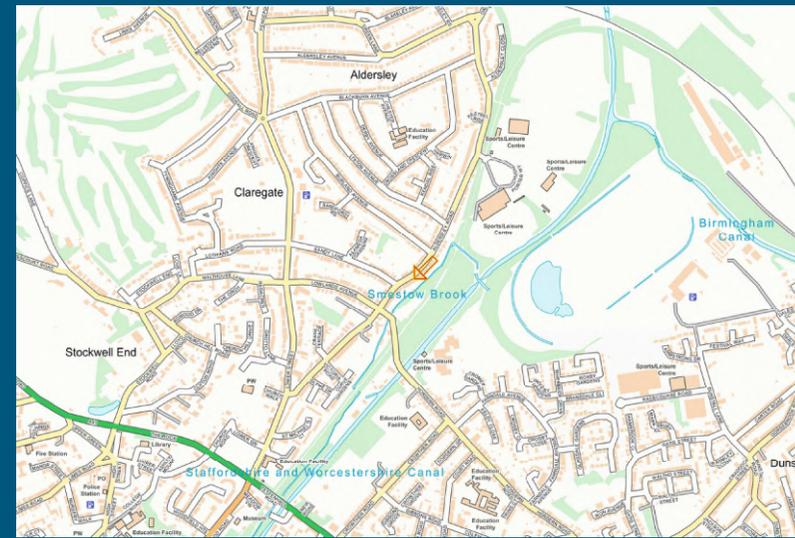
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

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

Situated in a popular residential area of Wolverhampton, 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. Measuring at approx. 828.9sq feet, the tastefully appointed interior incorporates many smart features throughout including the choice of two reception rooms and fitted kitchen with a matching suite of contemporary grey units. A concealed staircase from the sitting room leads to the first floor landing with two double bedrooms and modern white family bathroom. The approx. 65ft long rear garden enjoys a south facing aspect and provides a pleasant setting over woodland and Smestow brook at rear.

Within walking distance of schools in both sectors, health clubs, local shops and both Codsall & Tettenhall centre are within easy reach, the city centre is less than 3 miles away making Aldersley Road, perfectly positioned for buyers requiring facilities close by. Offered with no upward chain, the gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS



Front Living Room: 11'6" (3.51m) x 12'4" (3.75m)

PVC double glazed opaque front door, radiator and double glazed windows to front.

Rear Sitting Room: 11'3" (3.43m) x 11'10" (3.60m)

Fireplace with electric pebble effect fire, radiator, built in storage under stairs, concealed staircase to first floor and double glazed window to rear.

Kitchen: 9'4" (2.85m) x 5'10" (1.78m), 5'10" (1.78m) x 6'3" (1.90m)

Fitted with a modern suite of matching grey units comprising a range of base cupboards, drawers & suspended wall cupboards, black granite worktops with sunken stainless steel single drainer sink unit & mixer tap, built in electric Smeg oven, 6-ring induction hob with stainless steel extractor hood over, plumbing for washing machine, wall mounted electric heater, wood effect tiled flooring and double glazed windows to side & rear with matching PVC door.

First Floor Landing

Bedroom One: 11'6" (3.51m) x 12'4" (3.75m)

Radiator and double glazed window to front.

Bedroom Two: 11'9" (3.58m) x 9'1" (2.78m)

Built in cupboard housing wall mounted gas fired central heating boiler, radiator and double glazed window to rear.

Bathroom: 9'4" (2.85m) x 6'6" (1.98m)

Fitted with a modern white suite comprising P-Shaped panelled bath with shower unit & screen, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls & flooring, extractor fan and double glazed opaque window to rear.

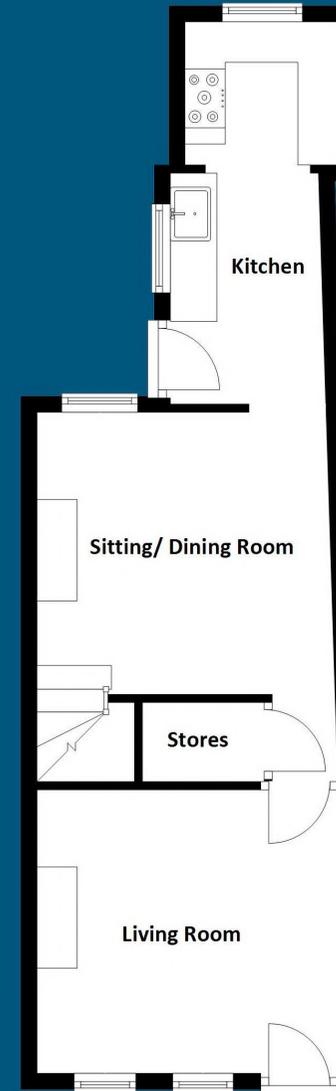
Rear Garden: Enclosed with lawn, garden shed and surrounding fencing and side passageway to front elevation.

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.

184 Aldersley Road, Aldersley

**Total Floor Area: 828.9sq feet
(77.0sq 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



Ground Floor

Approx.: 425.5sq feet
(39.5sq metres)



First Floor

Approx.: 403.5sq feet
(37.5sq metres)











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:-

1. The particulars do not constitute any part of an offer or contract.
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.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.