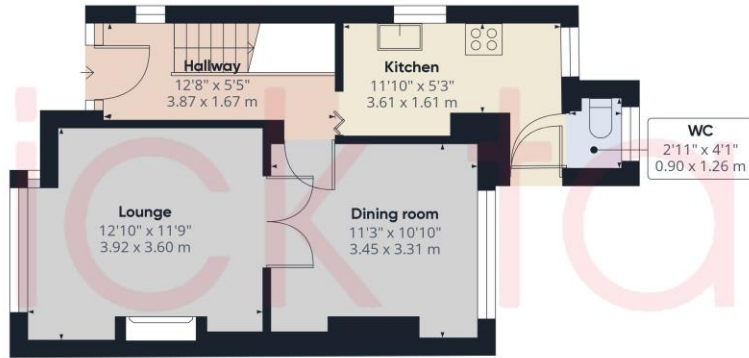


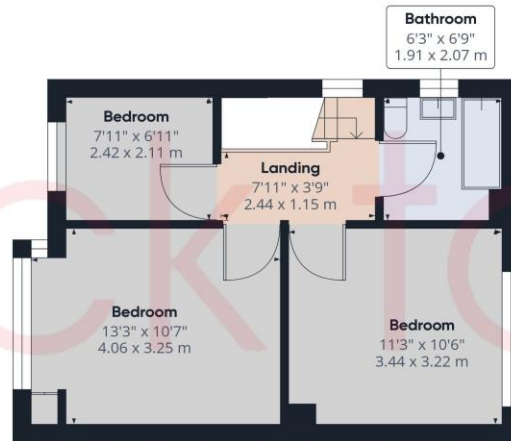


nick tart

17 Aldersley Road, Tettenhall, Wolverhampton, WV6 9LT



Ground Floor



Floor 1



Approximate total area^{††}
822.67 ft²
76.43 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



17 Aldersley Road, Tettenhall, WV6 9LT

- Entrance hall
- Lounge
- Dining room
- Kitchen
- Downstairs WC
- Bathroom
- 3 Bedrooms
- EPC: E51

The accommodation in further detail comprises...

Entrance porch with security light leads to...

Entrance hall which has timber framed front door with attractive single-glazed stained glass, single-glazed window with obscure glass to the side, radiator, understairs storage cupboard, staircase rising to the first floor and door to...

Lounge which has radiator, UPVC double-glazed window to the fore, gas fire with feature surround, single-glazed internal double doors lead to...

Dining room which has a radiator and single-glazed arched windows to the rear.

Kitchen which has a matching range of wall and base level units with work surfaces over, plumbing for washing machine, space for fridge/freezer, wall mounted gas combination boiler, built in electric oven with gas hob and extractor fan over, radiator, downstairs WC and UPVC double-glazed window and door with obscure glass lead outside.

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

Bathroom which has a suite comprising of panel bath with shower attachment over, pedestal wash hand basin, WC, radiator and UPVC double-glazed window with obscure glass to the side.

Bedroom which has radiator and UPVC double-glazed window to the rear.

Bedroom which has fitted his and hers wardrobes, radiator and UPVC double-glazed window to the fore.

Bedroom which has radiator and UPVC double-glazed window to the fore.

Outside offers a paved patio area with concrete steps leading to a lawn, garage store and gated access to the front elevation.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

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

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.

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 recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

