



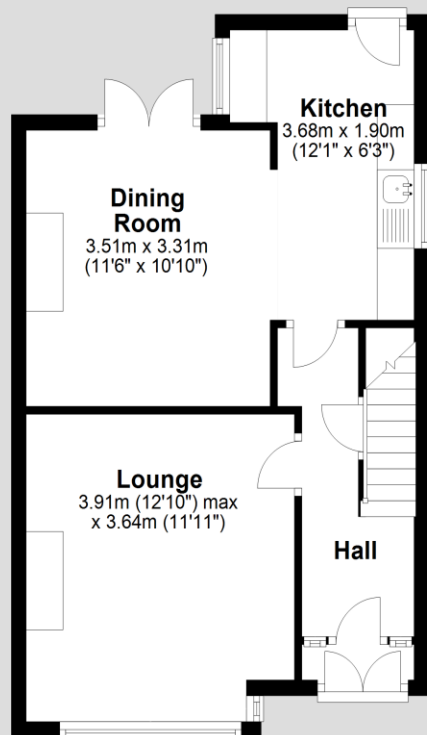
Aldersley Road, Tettenhall, WV6 9LT

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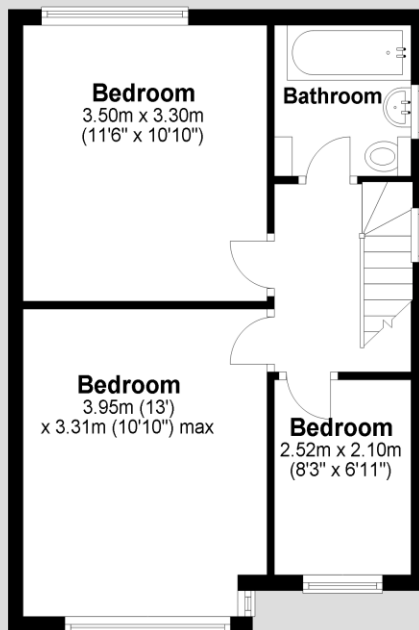
## Ground Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



## First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 80.6 sq. metres (868.1 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.  
Plan produced using PlanUp.

**19 Aldersley Road**



# Aldersley Road, Tettenhall, WV6 9LT

- Entrance Hall
- Lounge
- Kitchen
- Dining area
- 3 Bedrooms
- Bathroom
- Driveway to rear
- EPC: D62

## The accommodation in further detail comprises...

**Entrance Porch** has UPVC double-glazed double doors with obscure glass...

**Entrance Hall** has single-glazed front door and wooden windows accompanied with obscure glass, wood effect flooring, radiator, under stairs storage cupboard, staircase rising to the first floor and doors to...

**Lounge** has double-glazed window to the fore, feature fireplace and radiator...

**Kitchen** has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, built in oven with gas hob and extractor fan over, vertical radiator, plumbing for washing-machine, double-glazed windows to the side, wood effect flooring and a double-glazed UPVC door with obscure glass leads out to the garden whilst a squared opening leads to the...

**Dining Area** which has a feature open fireplace (not tested), radiator, wood effect flooring, and double-glazed UPVC patio doors leading out to the garden...

**Landing** has hatch to roof space and UPVC double-glazed window to the side, doors to...

**Bathroom** has a white suite comprising of a panel bath with shower over, WC, pedestal wash hand basin, heated towel rail, wall mounted gas combination boiler and double-glazed window with obscure glass to the side...

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

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

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

**Outside** is a decked patio area, lawn and gated access leads to a driveway which is included in the title and accessed via Crane Terrace.

**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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