



26 Aldersley Avenue,  
Aldersley,  
Wolverhampton,  
WV6 9HY

nick tart

## Key Features

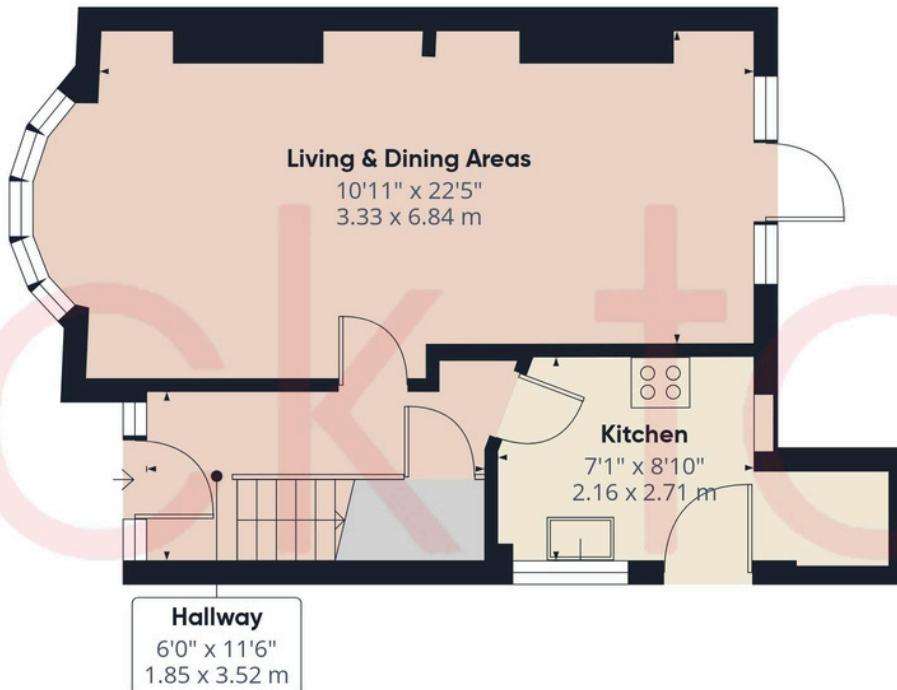
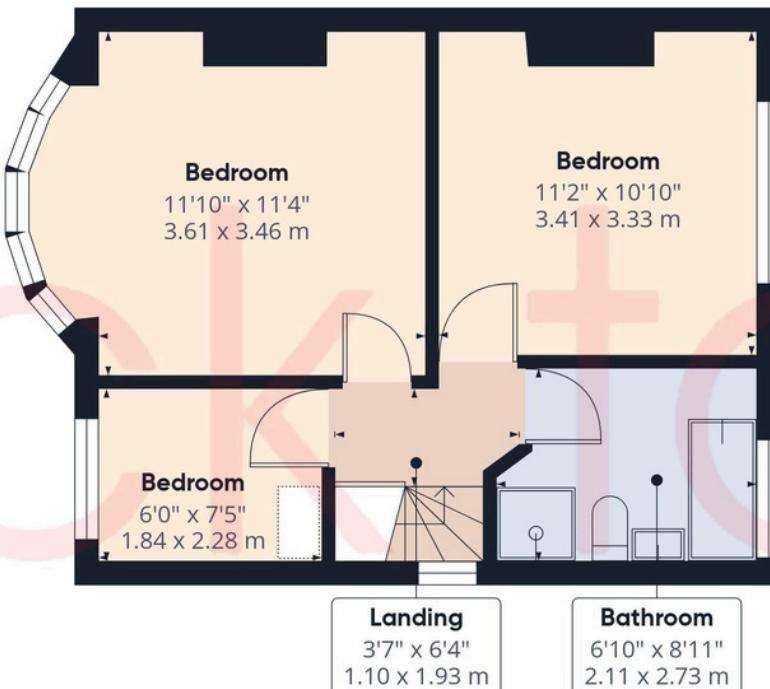
- Well presented
- Spacious semi-detached
- NEW boiler 2024
- Ample driveway
- Pleasant rear garden
- Convenient to local shops

## Contact Us

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wolverhampton@nicktart.com



Approximate total area<sup>(1)</sup>794 ft<sup>2</sup>73.9 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.



## Ground Floor

**Entrance hall** which has a composite style front door with obscure glass, wood flooring, understairs storage cupboard, radiator and a staircase rising to the first floor.

**Kitchen** which has a matching range of wall and base level units with work surfaces over, built in oven with gas hob and extractor fan over, plumbing for washing machine, sink unit with mixer tap, wall mounted Worcester gas combination boiler (installed 2024), space for fridge freezer, UPVC double glazed windows to the side, UPVC double glazed patio style door leading to the side.

**Living area** which has wood effect flooring, a radiator and UPVC double glazed bay window to the fore.

**Dining area** which has wood effect flooring, a radiator and UPVC double glazed patio door and windows leading outside.



## Outside

To the rear of the property is a garden which has a paved patio area, timber garden store, lawn surrounded by timber panel fencing and pleasant flower and shrub borders.

To the front of the property is a block paved driveway with gated access to the rear.

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.

## First Floor

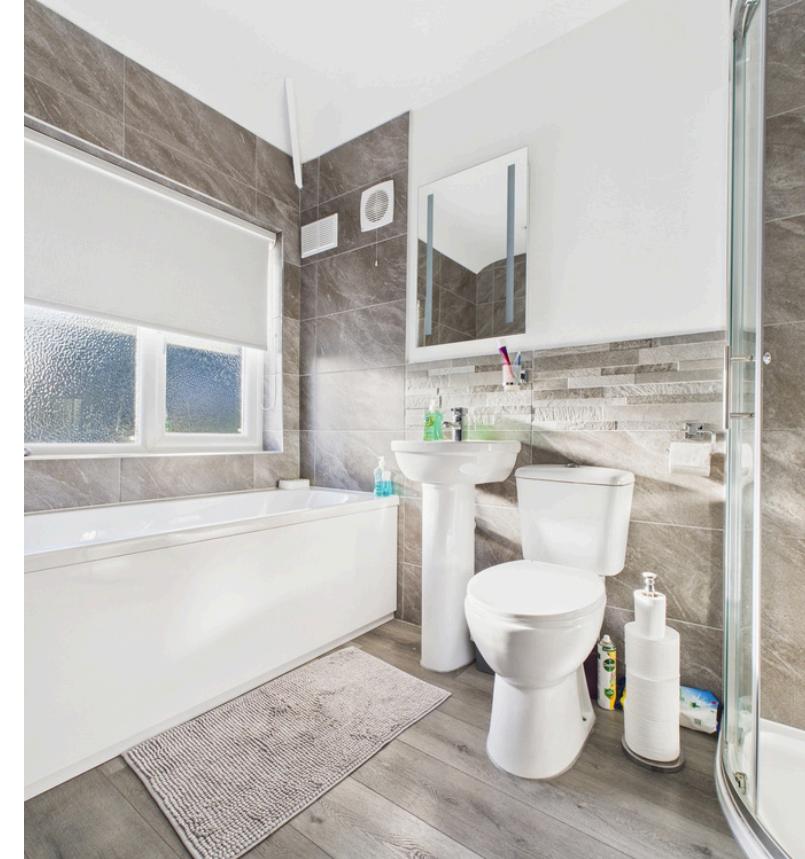
**Landing** which has a hatch to roof space, inset spot lighting, UPVC double glazed window with obscure glass to the side and doors too...

**Bedroom** which has UPVC double glazed windows to the fore and a radiator.

**Bedroom** which has a UPVC double glazed bay window to the fore and a radiator.

Bedroom which has UPVC double glazed windows to the rear and a radiator.

**Bathroom** which has a suite comprising of panel bath with mixer tap, pedestal wash hand basin, WC, shower cubicle, heated towel rail, wood effect flooring, part tiled walls, inset spot lighting and UPVC double glazed window to the rear.



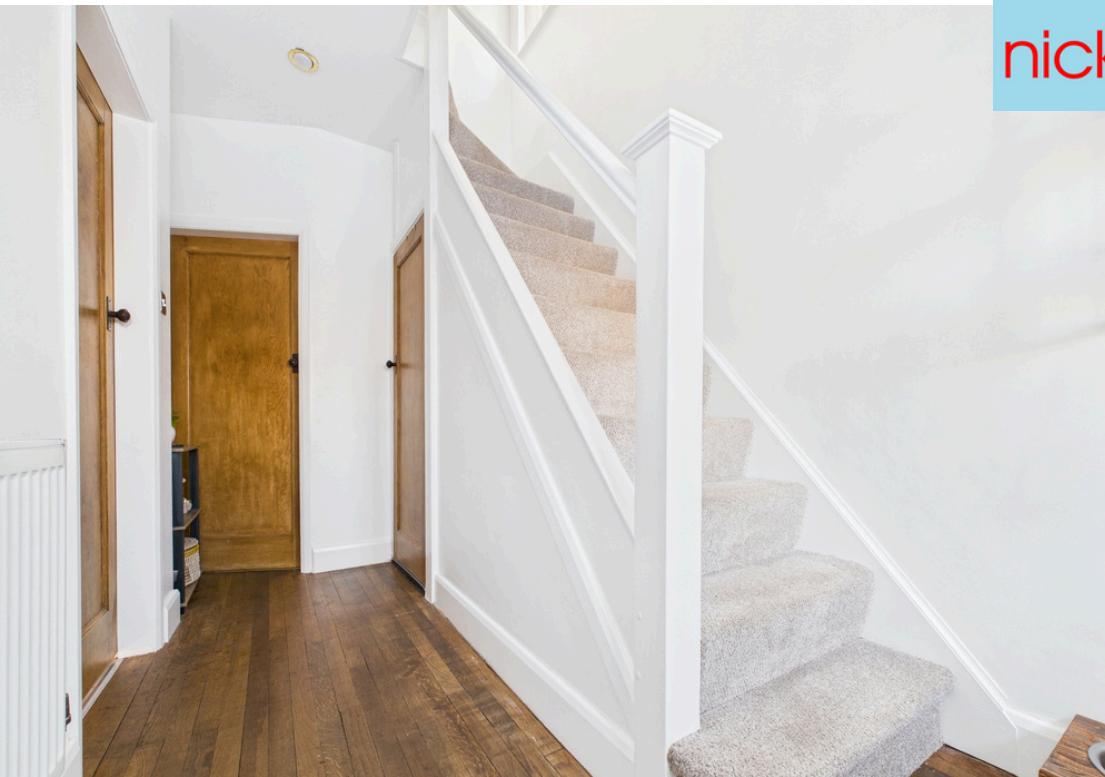
### EPC: TBD

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

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

**Council Tax – Band B** (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 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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