



46 Aldersley Road, Wolverhampton, WV6 9LZ

BERRIMAN
EATON

46 Aldersley Road, Wolverhampton, WV6 9LZ

A two bedroom terraced property standing in a convenient location and with the benefit of no upward chain.

LOCATION

Close to a varied list of amenities at Aldersley, Newbridge and Tettenhall village, within convenient travelling distance of the more extensive facilities afforded by the City Centre itself, and public transport can be found nearby. There are schools in both sectors within the area.

DESCRIPTION

46 Aldersley Road offers well-presented accommodation arranged over two floors. The ground floor comprises a lounge, dining room, kitchen, bathroom and access to the cellar which provides ample storage space. To the first floor are two double bedrooms.

The property also benefits from double glazing and gas central heating and a well maintained, mature rear garden, offering a good degree of privacy and delightful outdoor space.

ACCOMMODATION

The front door opens into the PORCH with a further door opening into the DINING ROOM. There is an ornamental fireplace with a brick surround, a double glazed front window and a door to the LOUNGE having a double glazed rear window, an ornamental fireplace with a brick surround and a storage cupboard providing access to the cellar. From the lounge a door opens into the KITCHEN comprising wall and base mounted units, a stainless steel sink and drainer, space for a fridge, oven and washing machine, and a wall mounted gas boiler. There is a double glazed window and door to the side and a door leading into the BATHROOM having a panelled bath, WC, a wash basin and a double glazed side window.

Stairs rise to the first floor LANDING. BEDROOM ONE is a double room with a double glazed rear window, an original, cast iron fireplace with stone surround and a large storage cupboard and BEDROOM TWO is also a double room with an original, cast iron fireplace with stone surround and a double glazed front window.

OUTSIDE

The property has a low brick wall and pedestrian gate providing access to the front door. The mature REAR GARDEN is a charming and private space with a paved patio and a lawn with a paved pathway, surrounded by a range of trees and shrubs.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:
<https://www.ofcom.org.uk/mobile-coverage-checker>
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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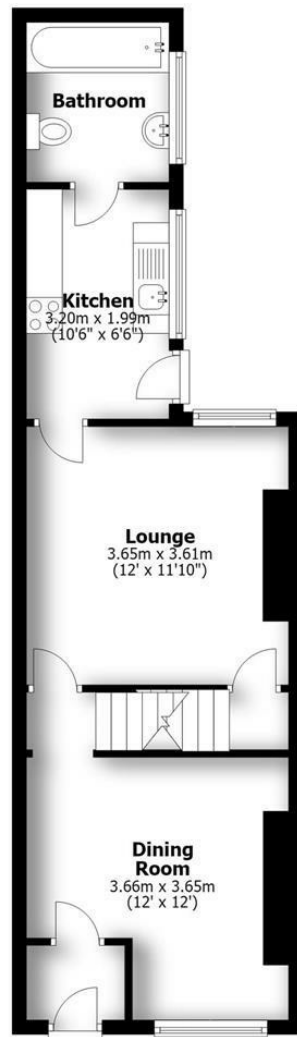
Offers Around
£165,000

EPC: D

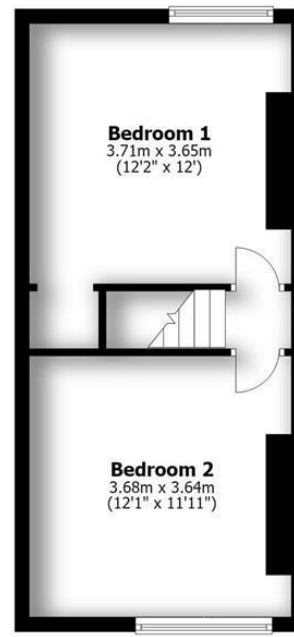
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



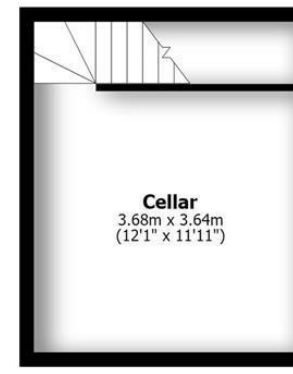
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Ground Floor



First Floor



Cellar

HOUSE: 71.6sq.m. 771sq.ft.
CELLAR: 16.9sq.m. 182sq.ft.
TOTAL: 88.5sq.m. 953sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

