

Rees Page



2 Aldersley Road, Tettenhall, Wolverhampton, WV6 9LT

An interesting traditional semi-detached home with spacious accommodation and a plot that offers much future potential.

The property is in need of some refurbishment but does benefit from double-glazing, a modern kitchen and recently installed system of solar panels and heat-pump.

There are gardens to the front and rear, a driveway to the front and side and a rear garage.

With no upwards chain and offers invited for consideration, viewing is recommended.

Offers Around

£250,000



Entrance

Is made via a storm porch, with double-glazed door and windows, external wall light, tiled floor, inner wall light, and further door into

Reception Hall

With a ceiling light, telephone point, radiator, understairs cupboard and doors into

Dining Room

12' 8" into bay x 11' 4" (3.86m x 3.45m)

With double-glazed windows to the front and side, ceiling light, electric fire and surround, TV point, and radiator.



Lounge

16' 0" x 11' 0" max (4.88m x 3.35m)

Having a double-glazed front window and rear patio doors, ceiling and wall lights, marble fireplace and electric fire, TV point, and radiator.

Kitchen

11' 6" min x 7' 11" min (3.51m x 2.41m)

Having a range of fitted wall and base units, roll edge work surfaces, tiled splashbacks, inset sink and drainer, Hotpoint electric double oven and ceramic hob, built in dishwasher, coving, extractor canopy, ceiling light, TV point, tiled floor, walk-in pantry, double-glazed rear windows, tiled floor and door into



Rear Porch

With tiled floor and further door to side driveway.

Guests WC/Utility

With a double-glazed side window, hand wash basin, WC, built in cupboards, plumbing for a washing machine, ceiling light and a radiator.

Stairs rise from the hallway to a first floor

Landing

With a loft access hatch, ceiling light, two radiators, double-glazed side window, built-in cupboard, and doors into

Bedroom One

13' 2" x 11' 0" (4.01m x 3.35m)

With a double-glazed front window, ceiling light, radiator, and built in cupboards to one wall (cupboard housing Fox ESS F3600 solar system unit).



Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m)

With a double-glazed front window, ceiling light, storage heater, radiator and built-in wardrobes to one wall.

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)

With a double-glazed rear window, ceiling light, radiator and built in cupboard with Vaillant hot water heating system.

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Having a panel bath with shower over, washbasin with cupboard, WC, radiator, Dimplex electric heater, ceiling light and a double-glazed side window.

OUTSIDE

To the fore is a neat garden of lawn and stocked borders, plus driveway leading to gated side driveway.

To the rear is a well-presented garden of lawn, stocked borders, shed and gated side driveway that gives access to the rear garage.

Garage

16' 0" x 8' 9" (4.88m x 2.67m)

Stand-alone brick-built garage with double doors to the front, rear window, strip light and fitted cupboards.

Location

The property is situated within a convenient location on the edge of lower Tettenhall and Aldersley, so convenient for many of the surrounding local amenities, bus routes, and commute to the city.

Situated at the head of Aldersley Road, just off the junction with Lower Street.

For SATNAV please use the postcode WV6 9LT.

NB

The property forms part of an Estate and Probate has been granted.

There is no upwards chain.

Curtains, carpets and light fittings will remain in situ as seen.

The property benefits from a modern system of solar panels and heat-pump (we are advised by the sellers that these are owned outright rather than leased, but confirmation should be sought from your legal representative).

Offers are invited for consideration.

Viewing is strictly by prior appointment.

Council Tax: Wolverhampton Band B

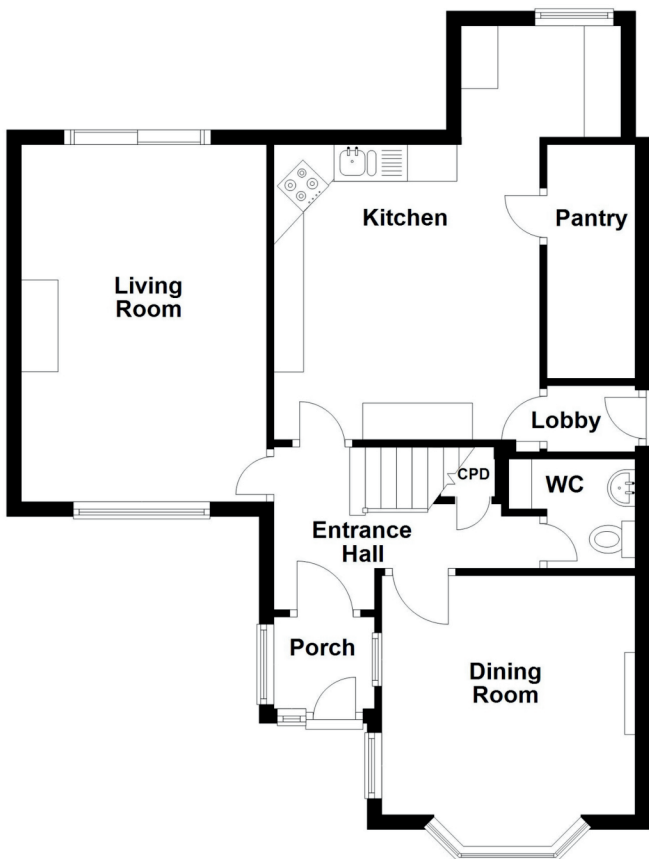
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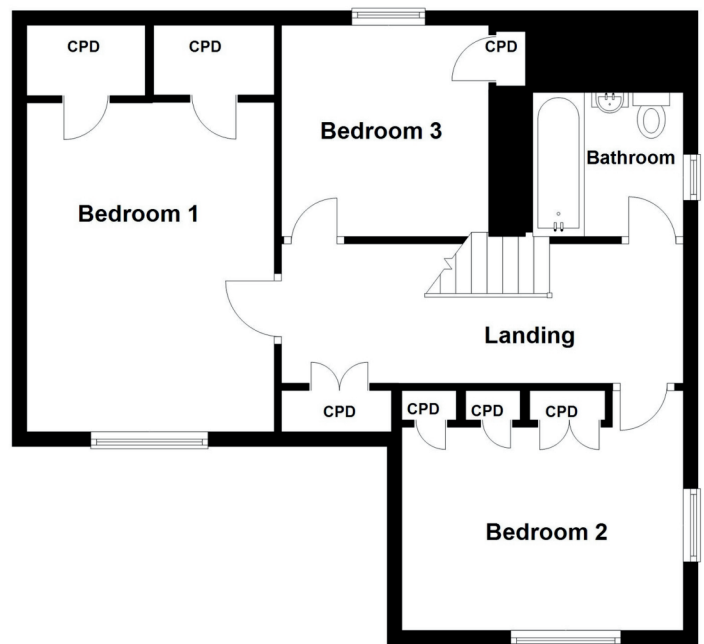


Total Floor Area = 113 square metres

Ground Floor



First Floor



2 Aldersley Road, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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