



**24 ALDERSLEY ROAD**  
**WOLVERHAMPTON, WV6 9LT**

**OFFERS IN THE REGION OF £155,000**  
**FREEHOLD**

Deceptively spacious two bedroom mid-terrace home situated in an extremely popular location convenient for a range of amenities including schools, shops and access to public transport with the wider amenities of Tettenhall Village and Wolverhampton City Centre both within easy reach. Ideal for first time buyers or buy to let investors alike, the property features well proportioned accommodation throughout comprising separate living & sitting rooms, spacious breakfast kitchen, ground floor bathroom, two double bedrooms and a private rear garden.



# 24 ALDERSLEY ROAD

- Spacious Two Bedroom Mid-Terrace Home
- Sought After Residential Location
- Close Proximity To A Range Of Amenities
- Two Double Bedrooms
- Breakfast Kitchen
- Separate Living & Sitting Rooms
- Ground Floor Bathroom
- Large Private Rear Garden



## APPROACH

The property is approached via a paved footpath with an adjacent gravel forecourt.

## SITTING ROOM

12'0" x 11'4"

Double glazed window to the front, feature fireplace and door to the living room.

## LIVING ROOM

12'0" x 11'4"

Radiator, under stairs cupboard with cellar alcove, feature fireplace, staircase to the first floor landing and an opening to the breakfast kitchen.

## BREAKFAST KITCHEN

19'2" max x 11'4" max

Double glazed windows to the side and rear, radiator, fitted breakfast bar, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1¼ stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above and space for various household appliances including fridge, freezer and plumbing for a washing machine. A part glazed door provides access to the rear and there is a doorway to the lobby.

## LOBBY

Door to the ground floor bathroom.

## GROUND FLOOR BATHROOM

Part tiled walls, radiator and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

15'4" x 11'4"

Two double glazed windows to the front and radiator.

## BEDROOM TWO

12'0" x 11'4"

Double glazed window to the rear and radiator.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. A side passageway provides access to the front.

## PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check

is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

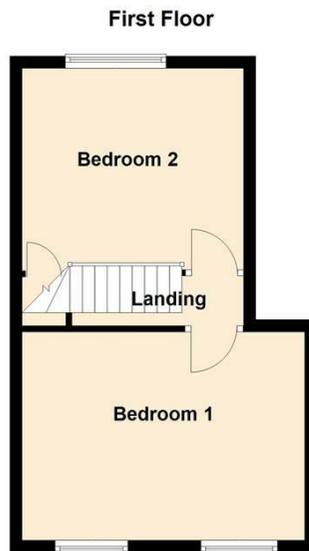
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

## 24 ALDERSLEY ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements