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11 Cheam Gardens

Claregate | WV6 9EL | Offers In Excess Of £210,000

ROYSTON  
& LUND

- Offers In Excess Of £210,000
- Three Generously Sized Bedrooms
- Spacious Lounge
- Generous Plot
- Freehold - EPC Rating D
- Semi-Detached House In Claregate
- Modern Kitchen
- Bathroom With A Three Piece White Suite
- Driveway Leading To An Integral Garage
- Council Tax Band B





**\*\* No Upward Chain\*\***

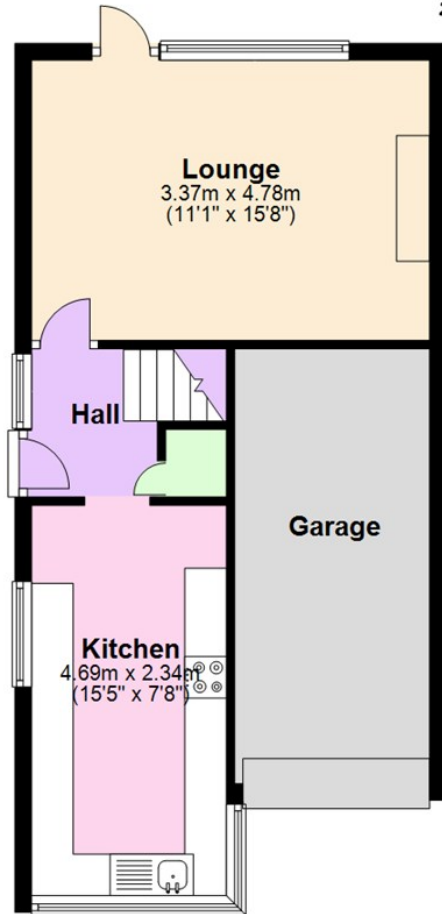
Royston and Lund are pleased to bring to the market this three bedroom semi detached home in Claregate, Wolverhampton which is sold to the market with no upward chain. The property is conveniently situated with local schools and amenities all within a one mile radius. There is fantastic transport links into Pendeford, i54 Site and Wolverhampton bus station. The property is also approximately a 10 minute drive from the M54 and M6.

In brief, the ground floor comprises a good-sized lounge with a generous amount of natural lighting and a modern kitchen with fully fitted units.

To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with an overhead shower, WC and wash basin. To the rear of the property there is a generous sized garden. To the front of the property there is a driveway leading to an integral garage and front garden space.



**Ground Floor**  
Main area: approx. 31.7 sq. metres (341.4 sq. feet)  
Plus garage, approx. 12.2 sq. metres (131.6 sq. feet)

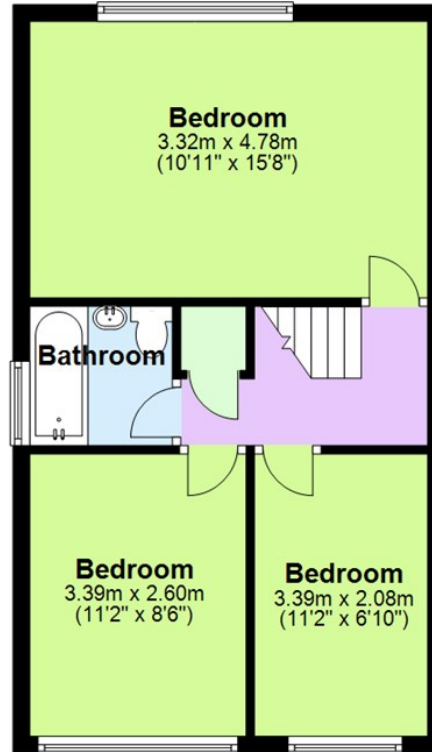


**Main area: Approx. 72.8 sq. metres (783.3 sq. feet)**  
Plus garage, approx. 12.2 sq. metres (131.6 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

**First Floor**  
Approx. 41.1 sq. metres (442.0 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**