



Cheam Gardens, Claregate, Wolverhampton

Offers In Region Of £210,000

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Cheam Gardens, Claregate, Wolverhampton

WELCOME TO CHEAM GARDENS, A CHAIN FREE SEMI DETACHED HOUSE SITUATED A LOVELY CUL-DE-SAC LOCATION - QUOTE REF LC1235

Lee Cooke eXp Personal Estate Agents presents this chain-free semi-detached home situated in the sought-after Cheam Gardens situated on the border of Tettenhall within the popular area of Claregate. This property is conveniently located for both local schools and shopping areas and is available with no upper chain.

The property is approached via a driveway providing off-road parking, leading to an integral garage, and enjoys pleasant front and rear gardens.

Internally, the accommodation includes an entrance hall, a spacious lounge, a fitted breakfast kitchen, three well-proportioned bedrooms, and a fitted family bathroom.

For further details, please contact Lee Cooke Personal Estate Agents.

Location & Area

Situated in a popular cul-de-sac on the outskirts of Claregate and Tettenhall, the property benefits from a wonderful selection of local amenities including shops, doctors, dentists, public houses, and sought-after schools, all within close proximity. The area is well-regarded for its community feel and convenience, with Wolverhampton City Centre easily accessible, along with excellent transport links to surrounding areas and motorway networks.





Entrance Hall

Having a double-glazed door and side window providing access to the property. Stairs lead to the first-floor landing, with a useful storage cupboard and internal doors to various rooms. Finished with tiled flooring and a central heated radiator.

Lounge (16'0" into recess x 11'9" into recess)

A bright and spacious reception room featuring double-glazed patio doors with matching side windows overlooking the rear garden. Includes a gas fire with a fitted surround, a central heated radiator, and a door leading back to the entrance hall.

Fitted Breakfast Kitchen (15'0" into bay x 7'8")

Having a double-glazed bay-style window to the front and a further double-glazed window to the side. Fitted with a range of wall and base units with roll-top work surfaces, an electric hob with oven and extractor, and a one-and-a-half drainer sink set into part-tiled splashbacks. Central heated radiator and door leading to the entrance hall.





First Floor Landing

With stairs rising from the ground floor, airing cupboard, loft access, and internal doors leading to various rooms.

Bedroom One (15'6" x 11'2")

A generous double bedroom with a double-glazed window to the rear, central heated radiator, and door to landing.

Bedroom Two (11'0" x 8'5")

Having a double-glazed window to the front, central heated radiator, and door to landing.

Bedroom Three (11'0" x 7'0")

With a double-glazed window to the front, central heated radiator, and door to landing.

Family Bathroom

Comprising a fitted suite with a panelled bath and fitted shower, pedestal wash basin, and low flush WC. Double-glazed window to the side, loft access, and door to first-floor landing.

Front Garden

Featuring a pleasant frontage with a lawned area, planted borders, and an off-road parking area leading to the garage.

Integral Garage

Accessed via an up-and-over door to the front. *(Ideal for conversion, subject to relevant permissions.)*

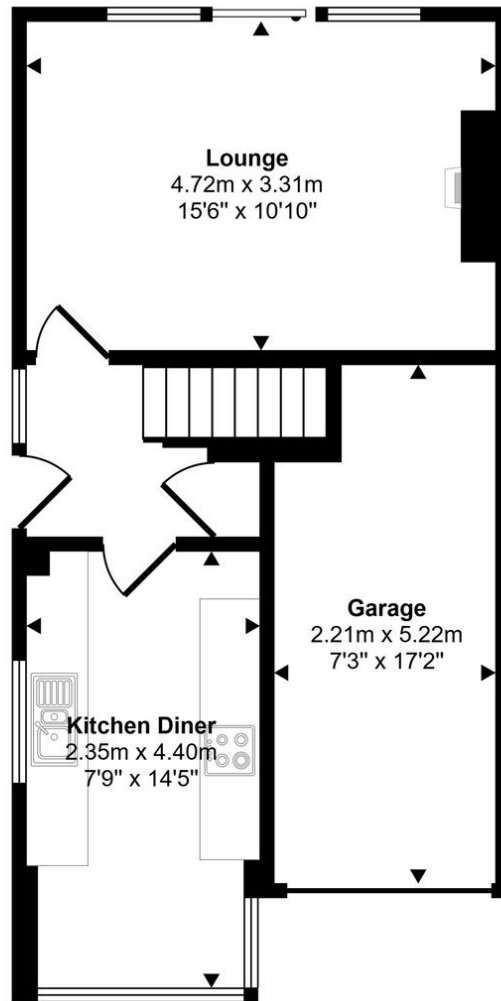
Rear Garden

A well-maintained garden with a paved patio area, external power point, outside water tap, and gated access to the front. The garden is mainly laid to lawn with a selection of plants, shrubs, and panel fencing.

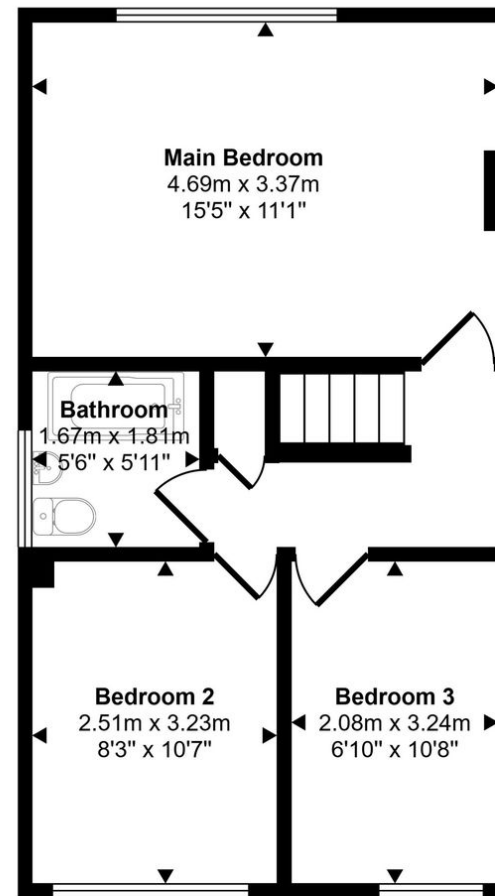




Approx Gross Internal Area
84 sq m / 906 sq ft



Ground Floor
Approx 43 sq m / 465 sq ft



First Floor
Approx 41 sq m / 441 sq ft