



Connells

Blakeley Avenue
Claregate Wolverhampton



Property Description

Connells Wolverhampton bring to the market this attractive three bedroom bay fronted traditional family property offering a fantastic internal and external living space this property would be ideal for those looking for a family home.

Internally the property comprises of an entrance porch, entrance hall, lounge, dining room, extended kitchen, downstairs wc, on the first floor there are three well proportioned bedrooms and a family bathroom.

Externally the property has a large block paved driveway, good sized garage to side and an extremely generous enclosed rear garden,

Viewing is highly recommended to full appreciate.

Location And Area

Set to the north west of Wolverhampton City centre in the popular Claregate area with local shops within walking distance on Pendeford Avenue, highly regarded local schooling and Bilbrook rail station are approximately two miles away.

Entrance Porch

Door to front, door to entrance hall.

Entrance Hall

Door to entrance porch, radiator, door to various rooms, door to downstairs wc.

Downstairs wc

Low flush toilet, glazed window to side, door to entrance hall.

Lounge

13' 8" into bay x 11' 5" into recess (4.17m into bay x 3.48m into recess)

Gas fire, radiator, double glazed bay window to front, door to entrance hall.

Sitting Room/ Dining Room

11' 1" x 10' 2" (3.38m x 3.10m)

Gas fire, radiator, sliding double glazed door to conservatory, door to entrance hall.

Conservatory

7' 1" x 7' 7" (2.16m x 2.31m)

Double glazed windows all around, double glazed sliding room to second sitting room/ dining room.

Kitchen

13' 5" x 6' 6" (4.09m x 1.98m)

Double glazed window to rear, double glazed door to side, double glazed window to side, range of wall and base units, space for a cooker, space for a washer, space for a fridge freezer, inset sink, spotlights, door to entrance hall.

First Floor Landing

Doors to various rooms, double glazed window to side, loft access.

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed window to front, radiator, door to landing.

Bedroom Two

11' 3" x 11' 5" (3.43m x 3.48m)

Double glazed window to rear, radiator, door to landing.

Bedroom Three

8' 10" x 6' 7" (2.69m x 2.01m)

Double glazed window to front, radiator, door to landing.

Bathroom

Double glazed window to rear, panelled bath with electric shower over, pedestal sink, low flush toilet, radiator, airing cupboard, door to landing.

Garage

22' 9" x 7' 6" (6.93m x 2.29m)

Double doors to front, door to rear.

Outside Front

Large block paved driveway offering ample off road parking.

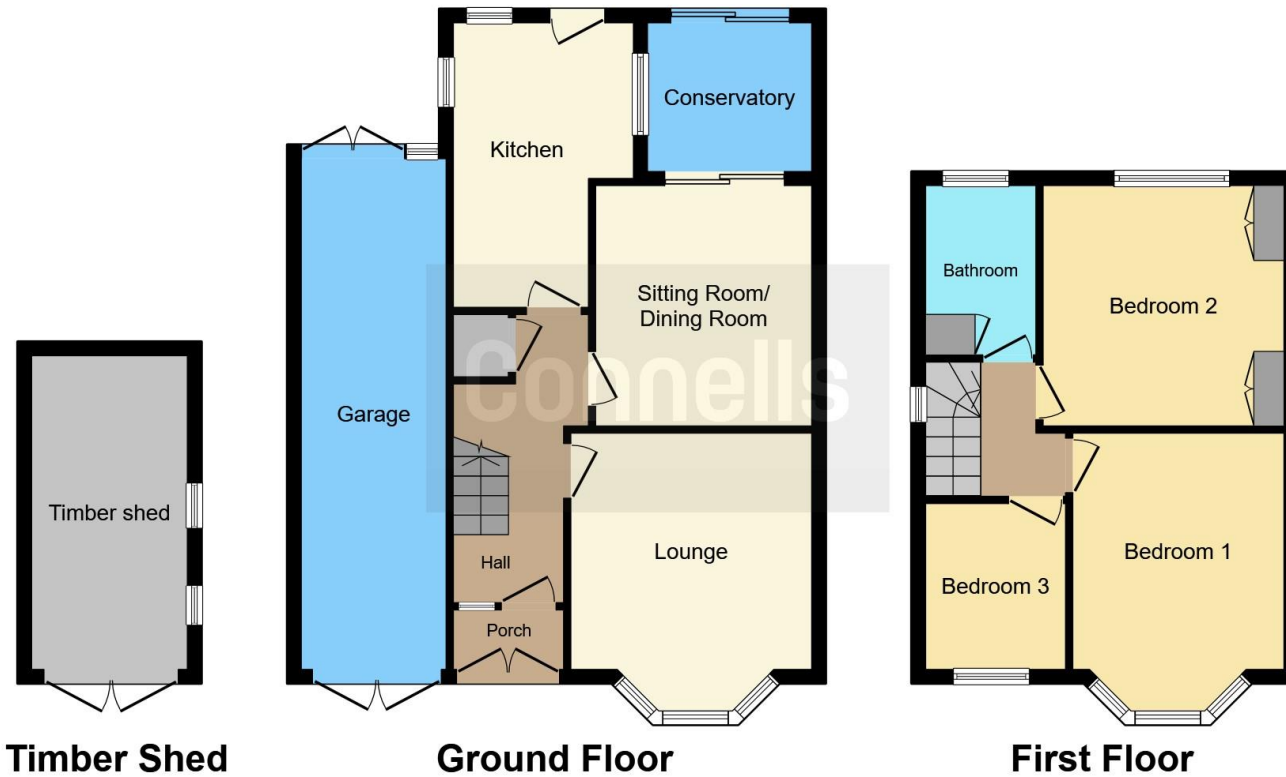
Outside Rear

Large enclosed rear garden with a large timber constructed shed, paved pathway area, range of various lawned areas, planter bed areas and a range of mature plants, trees and shrubs.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH324087



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