



**Connells**

Burland Avenue  
Claregate Wolverhampton



### Property Description

Introducing Burland Avenue, a charming semi-detached property located in the desirable Claregate area. Don't miss out on the chance to make this property your own and create the perfect home for you and your family.

Upon entering through the porch, you'll find an inviting entrance hallway that leads you to the ground floor wet room and the spacious through lounge and dining room, while the well-appointed kitchen offers ample room. Ascending to the first floor, you'll discover three comfortable bedrooms, each offering a peaceful retreat. The bathroom is thoughtfully designed, providing a soothing environment for your daily routines.

In addition to the interior space, this property boasts a garage for secure storage or additional parking and has the potential to be converted to room tailored to your needs. Outside, the driveway has off-road parking that can accommodate several cars, and a delightful rear garden. This three-bedroom home offers a fantastic opportunity to extend over the garage, subject to obtaining planning permission, allowing you to create additional living space.

### The Location & Area

Set to the north west of Wolverhampton City centre in the area of Claregate with numerous local schools and fantastic local shopping in Tettenhall village. The M54 and adjoining M6 motorways along with the i54 commercial development are only a short driveway.

### Approach

Setback from the road side behind a driveway for ample cars, leading to the main accommodation, garage and side access gate.

### Entrance Porch

Ceiling light point spotlights with door onto entrance hallway.

### Entrance Hallway

Radiator, stairs rising to the first floor, cupboard housing metres and storage cupboard. Doors to lounge / dining room, kitchen and ground floor wet room.

### Lounge Diner

25' 1" x 10' 11" max ( 7.65m x 3.33m max )

Double glazed window to the front, three radiators, two ceiling light points, breakfast hatch, two double glazed windows to the rear and door to the rear garden.

### Kitchen

20' max x 8' max ( 6.10m max x 2.44m max )

Matching wall and base units with inset sink and drainer with mixer tap, oven, gas hob, plumbing point, extractor hood, breakfast bar, radiator, two ceiling light points, double glazed window to the rear and door to the garden and door to the garage.



### Ground Floor Wet Room

Wet room with a shower over, low flush wc, wall mounted wash hand basin, tiled walls, extractor fan, radiator, ceiling light point and double glazed window to the front.

### First Floor Landing

Loft access, double glazed window to the side, ceiling light point and doors to all bedrooms and bathroom.

### Bedroom One

13' into bay x 10' ( 3.96m into bay x 3.05m )  
Double glazed window to the front, two ceiling light points, radiator and fitted wardrobes with dressing table.

### Bedroom Two

12' max x 10' 11" max ( 3.66m max x 3.33m max )  
Double glazed window to the rear, radiator, two ceiling light points and fitted wardrobes.

### Bedroom Three

7' 11" x 7' ( 2.41m x 2.13m )  
Double glazed window to the front, ceiling light point and radiator.

### Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, partly tiled walls, heated towel rail, ceiling light point, airing cupboard housing boiler and double glazed window to the rear.

### Outside Rear

Paved patio with well maintained lawn and timber fencing surrounding with a side gate to the front.

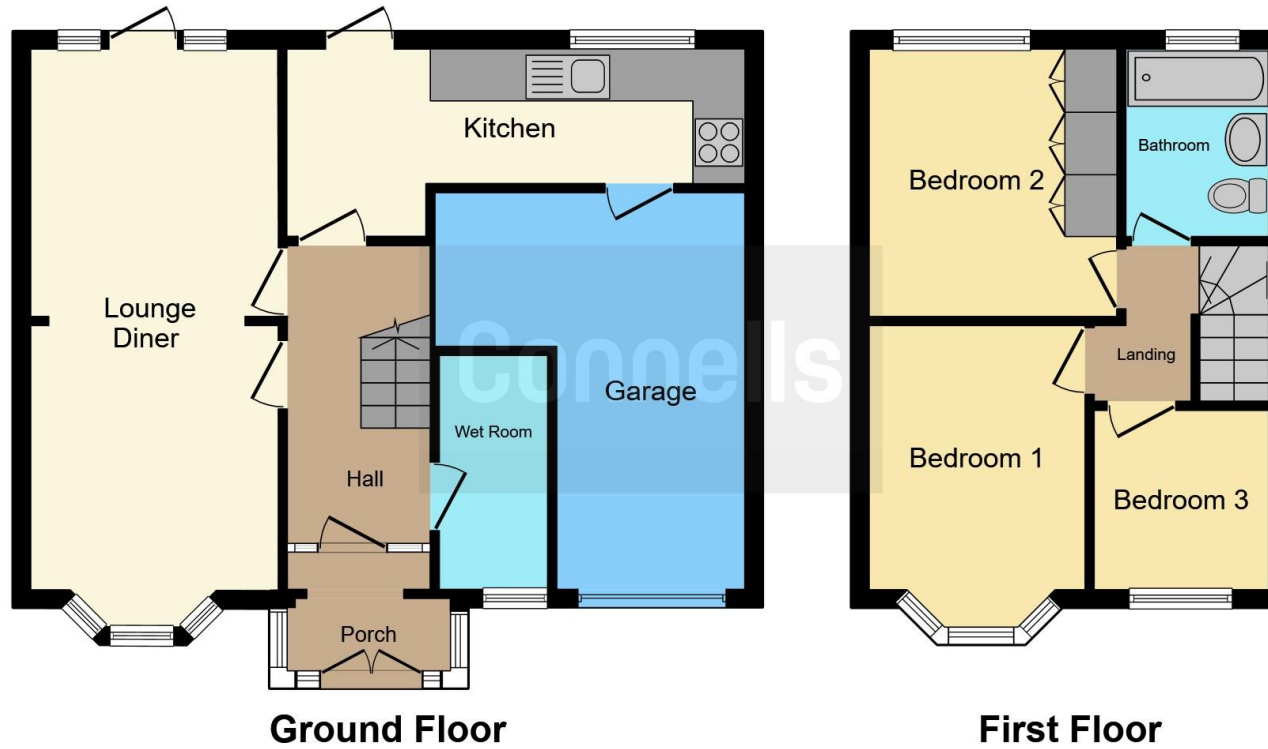
### Garage

17' max x 13' max ( 5.18m max x 3.96m max )  
Double glazed window to the side, two ceiling light points and up and over door.









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.

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**EPC Rating: D**

Tenure: Freehold

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