



**Connells**  
01902 710 170  
FOR SALE

**Connells**

Burland Avenue  
Claregate Wolverhampton



### Property Description

Introducing Burland Avenue, an extended three-bedroom semi-detached property located in the popular area of Claregate, Wolverhampton. This well-presented home offers a range of attractive features. The ground floor boasts a porch and an inviting entrance hallway, two spacious reception rooms perfect for entertaining, a well-appointed extended L-shaped kitchen, the garage has been converted to create a convenient guest WC and a utility room, while some storage has been kept to the front of the property. Moving upstairs, you will find three bedrooms and a stylish shower room providing ample space for a growing family or guests. Additional benefits include off-road parking and a rear garden with a timber summerhouse with fitted electrics.

A viewing is highly recommended so don't miss the chance to make Burland Avenue your new home.

### Location And 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

Set back from the roadside behind a block paved driveway and a tiered gravelled area.

### Porch

PVC double glazed sliding door and tiled flooring.

### Entrance Hallway

Period style cast iron radiator, laminate flooring, stairs rising to the first floor, cupboard beneath the stairs, doors to utility, dining room, lounge and kitchen.

### Dining Room

13' 5" into bay x 10' 10" max ( 4.09m into bay x 3.30m max )

Radiator, double glazed bay window to the front and ceiling light point.

### Living Room

14' 9" max x 10' 10" max ( 4.50m max x 3.30m max )

Open fireplace with slate hearth, oak beam & log burner stove, radiator and double glazed French doors to the rear garden.



### Extended L-Shaped Kitchen

14' 1" max x 13' 11" max ( 4.29m max x 4.24m max )

Matching wall and base units with inset 1 1/2 sink and drainer with a mixer tap, integrated dishwasher, gas double oven, electric grill/oven and 5-ring gas hob with extractor hood above, recess for space for an American style double fridge freezer, ceiling spotlights, period style cast iron radiator, laminate flooring, skylight window and double glazed window with door to rear garden.

### Utility

11' 4" max x 7' 3" max ( 3.45m max x 2.21m max )

Matching wall and base units with a plumbing point for a washing machine, cupboard housing a wall mounted boiler, radiator, ceiling spotlights, skylight window, laminate flooring and door to the ground floor WC.

### Ground Floor Wc

Low flush WC, vanity wash hand basin, heated towel rail and laminate flooring.

### First Floor Landing

Loft access, double glazed window to side and doors to all bedrooms and shower room.

### Bedroom One

13' 5" into bay x 10' 10" max ( 4.09m into bay x 3.30m max )

Radiator and double glazed bay window to the front.

### Bedroom Two

11' 10" x 10' 10" ( 3.61m x 3.30m )

Radiator and double glazed window to rear.

### Bedroom Three

8' x 6' 3" ( 2.44m x 1.91m )

Double glazed window to the front and a radiator.

### Shower Room

A modern walk-in shower suite also comprising , high flush WC, wash hand basin, heated towel rail, ceiling spotlights, partly panelled walls, extractor fan and double glazed window to rear.

### Outside Rear

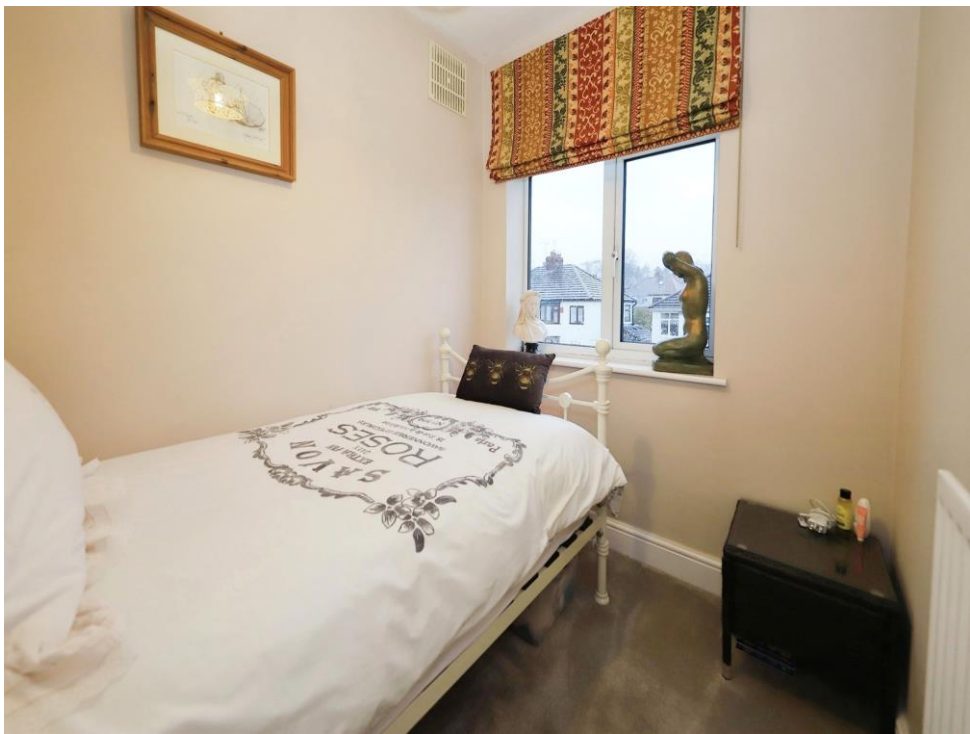
Paved patio area with steps to a garden lawn, flowering borders, shrubbery and trees, timber fencing surrounding and to the rear of the garden is a timber summer house.

### Converted Garage/ Storage

7' 3" x 2' 4" ( 2.21m x 0.71m )

Useful storage space.









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

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH313882](http://connells.co.uk/Property/WVH313882)**

Tenure: Freehold



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