



Connells

Green Lane
Claregate Wolverhampton



Property Description

Connells Wolverhampton have the delight of brining to the market this traditional three bedroom semi-detached family property in the popular Claregate area. Benefiting from a large garage to the side this property would be ideal to convert the garage or extend the property to side (subject to necessary permissions and consents).

The property comprises of an entrance hall, lounge, dining room, kitchen, conservatory, downstairs wc, three bedrooms, family bathroom, large garage to side. Externally there is a large driveway to front, lawned area to front and a large enclosed rear garden ideal for families.

Viewing is highly recommended.

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 Hall

Doors to various rooms, stairs access.

Lounge

11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed sliding door to conservatory, electric fire, radiator, open to dining room.

Dining Room

12' 7" x 10' 4" (3.84m x 3.15m)

Double glazed bay window to front, radiator, door to entrance hall, open to lounge.

Kitchen

11' x 10' 2" (3.35m x 3.10m)

Double glazed window to side, double glazed door to rear, range of wall and base units, inset stainless steel drainer sink, inset oven, hob and extractor, range of wall and base units, spotlights, door to entrance hall, door to rear garden.

Conservatory

Double glazed windows.

First Floor Landing

Doors to various rooms.

Bedroom One

12' 6" x 8' 5" plus wardrobe recess (3.81m x 2.57m plus wardrobe recess)

Double glazed bay window to front, radiator, fitted wardrobe.

Bedroom Two

11' 9" x 7' 6" plus wardrobe recess (3.58m x 2.29m plus wardrobe recess)

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

Bedroom Three

8' 4" x 6' 9" (2.54m x 2.06m)

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

Bathroom

Double glazed window to front, radiator, panelled bath, low flush toilet, pedestal sink, door to landing.

Garage

Up and over door to front, door to rear garden.

Outside Front

Large driveway area offering ample off road parking, lawned garden area.

Outside Rear

Large enclosed rear garden, mostly lawned and has a paved patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

view this property online connells.co.uk/Property/WVH329723

Tenure: Freehold



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