



Connells
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FOR SALE

Connells

Burland Avenue
Claregate Wolverhampton

Burland Avenue Claregate Wolverhampton WV6 9JG

for sale
£235,000



Property Description

The Award Winning Connells Wolverhampton branch are proud to present this immaculate three bedroom semi detached family home in Claregate.

Internally the property comprises of an entrance hallway, through lounge / dining room with an open plan kitchen and an adjoining utility room. Heading upstairs you'll find three bedrooms and a family bathroom. Outside to the front is a driveway for ample parking and a garage suitable for storage. To the rear is a well maintained rear garden to simply enjoy the outdoor space.

Don't miss your chance to view this beautifully presented family home in the popular area of Claregate. Viewings are highly recommended, so call the Connells Wolverhampton branch today.

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

Set back from the roadside behind a driveway for ample parking.

Entrance Hall

Ceiling light point, cupboard beneath the stairs with a window, radiator, stairs rising to the first floor and doors leading to the lounge and kitchen.

Lounge Dining Room

26' max x 9' 11" max (7.92m max x 3.02m max)

Double glazed window to the front, radiator, two ceiling light points, coving to ceiling, electric fireplace, double glazed sliding doors to the rear and access into the open plan kitchen.

Open Plan Kitchen

10' x 6' (3.05m x 1.83m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor hood above, plumbing point for washing machine, folding doors to the entrance hallway, sliding door to the utility room, double glazed window to the rear and access to the open plan through lounge dining room.

Utility

11' x 5' 1" (3.35m x 1.55m)

Matching wall and base units, space for dryer, ceiling light point, doors leading to the kitchen, garden and garage.

First Floor Landing

Double glazed window to the side, ceiling light point, loft access and doors leading to all bedrooms and the bathroom.

Bedroom One

11' 11" max x 10' max (3.63m max x 3.05m max)

Double glazed window to the front, radiator and ceiling light point.

Bedroom Two

10' 11" max x 9' 1" max (3.33m max x 2.77m max)

Double glazed window to the rear, radiator and ceiling light point.

Bedroom Three

6' 1" x 5' 1" (1.85m x 1.55m)

Double glazed window to front, radiator and ceiling light point.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, tiled walls, cupboard housing the boiler, heated towel rail and a double glazed window to the side.

Outside Rear

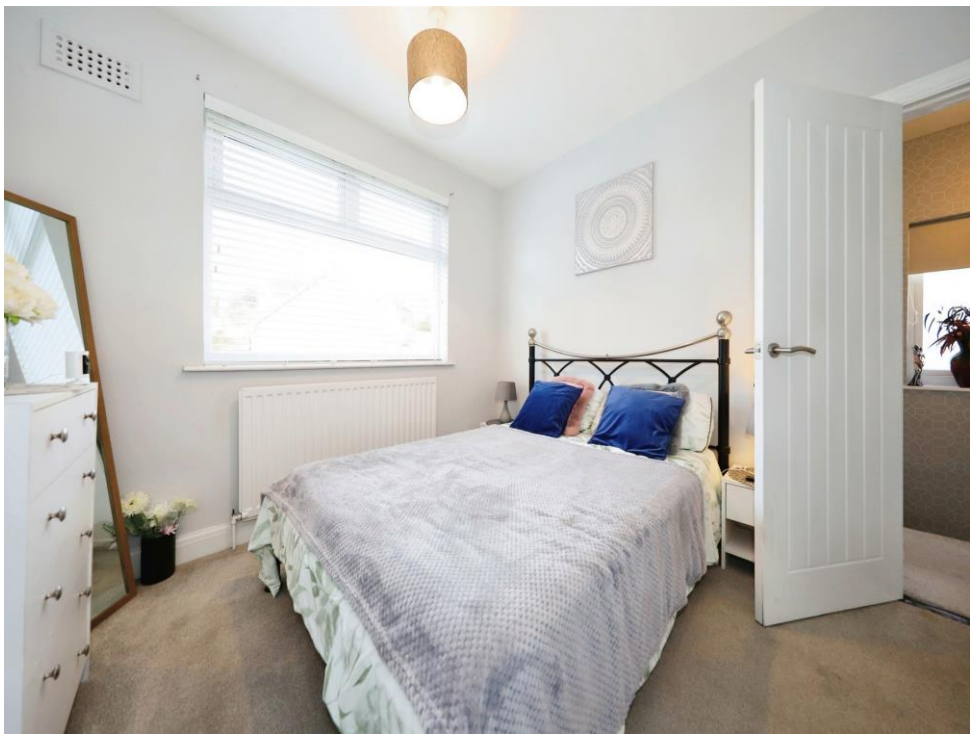
Paved patio area with lawn and central path and a timber shed.

Garage

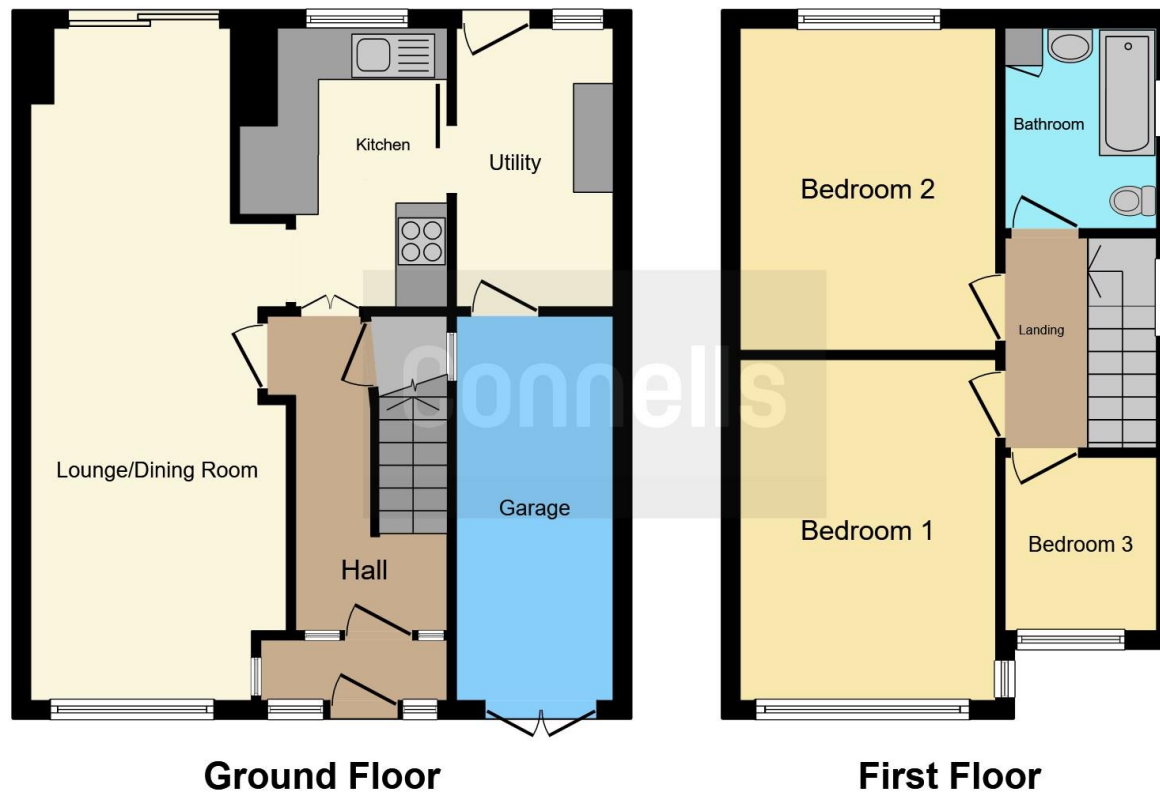
15' x 5' 10" (4.57m x 1.78m)

Double hinged garage doors, lighting, window to side and door to the utility.









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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331040



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