



**Connells**

Derby Avenue  
Claregate Wolverhampton



# Derby Avenue Claregate Wolverhampton WV6 9JR

for sale  
**£240,000**



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this well presented and deceptively spacious three / four bedroom semi detached family home boasting no onward chain.

Internally the property comprises an inviting entrance hallway, front reception room to be used as a lounge. A spacious kitchen / diner, perfect space for entertaining and hosting family meals. The ground floor benefits from having a garage conversion to create a versatile room but is mainly suitable to become a fourth bedroom as adjoining the room is a convenient wet room. Venture upstairs to find three bedrooms and a family bathroom. Outside to the front is off road parking for several vehicles, alongside a well maintained front garden. One of the highlights of this home is to the rear with its sizeable garden which is perfect for the family to enjoy the outdoor space and hosting family barbecues.

Don't miss your chance to view this must view home! Call the Connells Wolverhampton branch today to book your viewing.

## The Location & Area

Set to the north west of Wolverhampton City Centre in the Claregate area with numerous local schools and fantastic local shopping in Tettenhall Village. M54, adjoining M6 motorways and i54 commercial development are only a short drive away.

## Approach

Set back from the roadside behind off road parking for ample parking alongside a front garden.

## Entrance Hall

Ceiling light point, radiator, storage cupboard, stairs rising to the first floor and doors into the lounge, kitchen diner and fourth bedroom.

## Lounge

12' max x 10' 10" max ( 3.66m max x 3.30m max )

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

## Kitchen Diner

16' 2" max x 10' 9" max ( 4.93m max x 3.28m max )

Matching wall and base units with stainless steel sink and drainer mix tap, partly tiled walls, electric oven, four ring gas hob, extractor hood above, fitted cupboard, ceiling light point, radiator, ceiling spotlights, wall mounted boiler, double glazed window to the rear and patio door to the rear garden.

## Ground Floor Bedroom Four

Door to the front driveway, double glazed window to the front, ceiling spotlights, radiator and doors to the entrance hallway and ground floor wet room.

## Ground Floor Wet Room

Shower over with fitted pull down seat, wall mounted wash hand basin, ceiling spotlights, heated towel rail, extractor fan, door to the rear garden and door to the fourth bedroom.

## First Floor Landing

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

## Bedroom One

12' 7" x 10' ( 3.84m x 3.05m )

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

## Bedroom Two

10' 9" 9 x 7' ( 3.28m 9 x 2.13m )

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

## Bedroom Three

6' 8" x 5' 8" ( 2.03m x 1.73m )

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

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, extractor fan, radiator, ceiling light point and a double glazed window to the rear.

## Outside Rear

A paved patio with a mainly lawned garden, mature trees and an outside tap point.













To view this property please contact Connells on

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EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

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