



**Connells**

Blackburn Avenue  
Claregate Wolverhampton



# Blackburn Avenue Claregate Wolverhampton WV6 9JX

for sale offers in the region of  
**£250,000**



## Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is delighted to present to the market this extended three bedroom semi detached family home in the Claregate area.

Internally the property comprises of an inviting entrance hallway leading to a front reception room which could be utilised as a dining room, an extended lounge, a modern and extended kitchen, a convenient utility room and access to the garage.

Heading upstairs, you'll find three well presented bedrooms and a stylish bathroom.

Outside to the front is a generously sized front garden with off-road parking for ample vehicles, while the rear benefits from having a low maintenance rear garden.

viewings are highly recommended, so call the Connells Wolverhampton branch today to book your viewing.

## Location And Area

Situated on Blackburn Avenue which is conveniently located for shopping centres within Codsall, Tettenhall and Wolverhampton City Centre. Popular schooling, doctors and dentists and Aldersley Leisure Village is also conveniently located nearby and access to the A449 with links to the M54 and M6 motorways.

## Approach

Set back from the roadside behind a gravelled driveway for ample vehicles and a front garden.

## Entrance Hallway

Ceiling light point, stairs rising to the first floor, radiator and doors to the dining room, extended lounge and extended kitchen.

## Dining Room

11' 10" maximum measurement x 10' 2" maximum measurement ( 3.61m maximum measurement x 3.10m maximum measurement )

Double glazed window to the front, radiator and three wall lights.

## Extended Lounge

16' 8" maximum measurement x 9' 8" maximum measurement ( 5.08m maximum measurement x 2.95m maximum measurement )

Double glazed window to the rear, electric fireplace, radiator and two ceiling light points with ceiling roses.

## Extended Kitchen

15' x 7' 1" ( 4.57m x 2.16m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, breakfast bar, integrated electric oven, four ring gas hob, extractor hood above, partly tiled walls, two windows to the side, double glazed window to the rear, two ceiling light points and doors to the hallway and utility room.



## Utility Room

Worktop with plumbing point for washing machine, matching wall and base units, wall mounted boiler, radiator and doors leading to the rear garden, garage and kitchen

## First Floor Landing

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

## Bedroom One

12' 6" maximum measurement x 9' 10" maximum measurement ( 3.81m maximum measurement x 3.00m maximum measurement )

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

## Bedroom Two

10' 9" maximum measurement x 9' 8" maximum measurement ( 3.28m maximum measurement x 2.95m maximum measurement )

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

## Bedroom Three

6' 10" x 5' 7" ( 2.08m x 1.70m )

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

## Bathroom

L-shaped bath with shower over, vanity wash hand basin with WC, partly tiled walls, heated towel rail, extractor fan, ceiling spotlights and a double glazed window to the rear.

## Rear Garden

Patio area with lawn, hedging to side, timber fencing, mature tree and benefits from having an outside tap point.

## Garage

Up and over garage door with lighting and door to the utility.



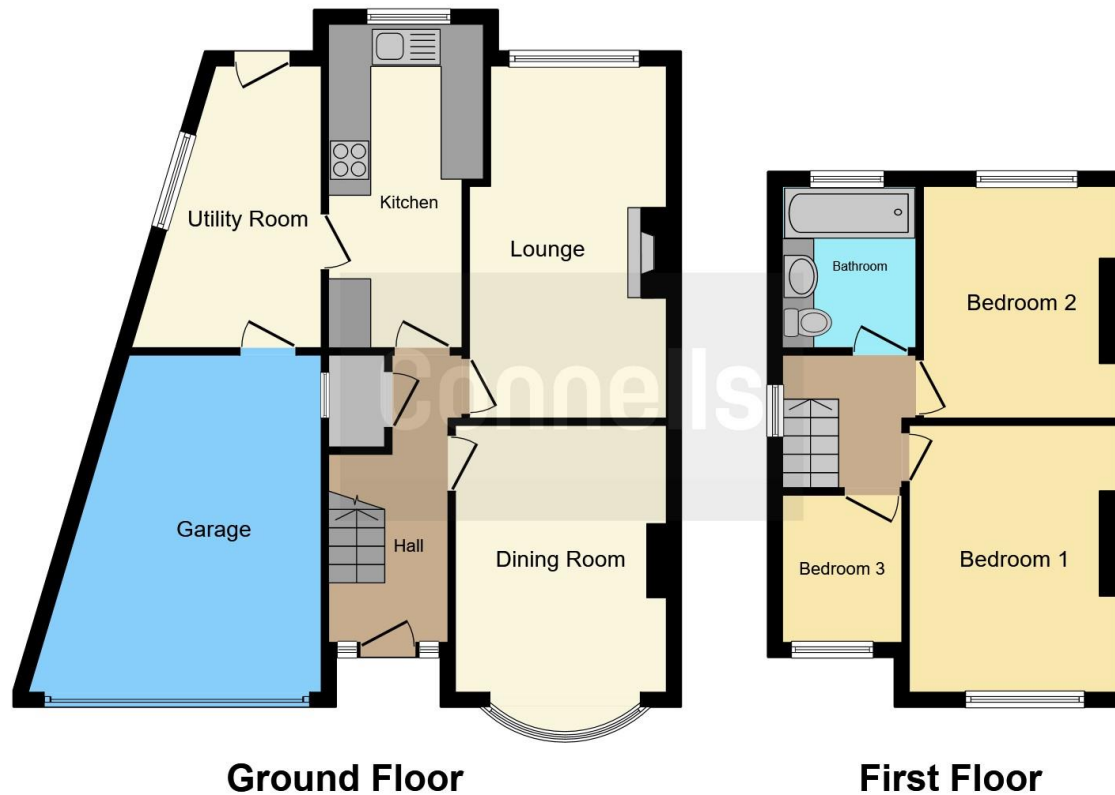












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331975](http://connells.co.uk/Property/WVH331975)**



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