



Connells

Blackburn Avenue
Claregate Wolverhampton

Blackburn Avenue Claregate Wolverhampton WV6 9JT

for sale offers in the region of
£230,000



Property Description

The award-winning Connells Wolverhampton branch is delighted to bring to the market this EXTENDED TWO BEDROOM SEMI DETACHED HOME in immaculate condition in the Claregate area. Originally this beautiful home was a THREE BEDROOM PROPERTY and could easily be converted back to suit an owners requirements.

Internally, the property comprises of a porch, inviting entrance hallway, cosy lounge and an extended entertainment kitchen/dining room with integrated appliances. Heading upstairs, you'll find two double bedrooms and a stylish bathroom.

Outside to the front is off-road parking for ample vehicles, while to the rear boasts a generously sized rear garden.

Viewings are highly recommended to appreciate the accommodation on offer. 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

Off road parking to front, access to the main accommodation, side gate.

Entrance Hall

Double glazed window to side, radiator, storage cupboard housing the wall mounted boiler, doors to lounge and entertainment kitchen diner.

Lounge

Double glazed window to front, radiator.

Kitchen/ Diner

15' 4" max x 13' 5" max (4.67m max x 4.09m max)

Matching wall and base units with composite sink drainer and mixer tap, integrated appliances such as dishwasher, washing machine, fridge and freezer, electric oven, induction hob with extractor hood above, spotlights, vertical radiator, two double glazed windows to rear, door to hallway and garden.

First Floor Landing

Double glazed window to side, doors to various rooms, loft access.

Bedroom One

15' 10" x 9' 7" to wardrobe (4.83m x 2.92m to wardrobe)

Two double glazed windows to front, radiator, fitted wardrobes.

Bedroom Two

10' 9" x 9' 6" (3.28m x 2.90m)

Double glazed window to rear, radiator.

Bathroom

Bath, shower cubicle, low flush wc, wash hand basin, partly tiled walls, heated towel rail, extractor fan, double glazed window to rear.

Loft Space

Loft telescopic ladders to a plastered and carpeted loft with radiator, sockets and velux window.

Outside Rear

Paved patio area with steps down to a sizable lawn, double socket point, timber shed.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332137



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