



Connells

Blackburn Avenue
Claregate Wolverhampton

Blackburn Avenue Claregate Wolverhampton WV6 9JT

for sale offers in the region of
£245,000



Property Description

Situated in Claregate is this well presented and spacious family home. A traditional bay fronted property offering character and charm throughout.

Property has lounge & dining area with further sunroom to enjoy the views of the mature ample garden.

The kitchen is spacious and fully fitted with appliances and also enjoys views of the mature rear garden.

Upstairs has a modern shower room, three spacious bedrooms and loft access with pull down ladders and boarding.

Outside is a mature landscaped spacious rear garden, Giving side access to the detached garage & gated access to the front ample driveway. Please note the property also has the electric car charging point should you have an electric vehicle.

Entrance Hallway

Double glazed door to front, understairs storage cupboard, stairs to first floor landing, doors to various rooms.

Lounge

10' x 12' 1" (3.05m x 3.68m)

Double glazed window to front, gas fire, central heated radiator, archway to dining area.

Dining Area

11' 8" x 9' 9" (3.56m x 2.97m)

Single glazed door and window to rear, central heated radiator, door to sun room.

Sunroom

7' 10" x 7' 10" (2.39m x 2.39m)

Double glazed windows, patio doors to garden.

Kitchen

16' 1" x 6' 5" (4.90m x 1.96m)

Fully fitted kitchen with a range of wall and base units, sink diner, worksurfaces, integrated gas hob, electric oven, central heated radiator, double glazed windows and double glazed door to side leading to garden.

First Floor Landing

Loft access, with loft ladders and is fully boarded, double glazed window, doors to various rooms.

Bedroom One

12' 1" x 9' 11" (3.68m x 3.02m)

Double glazed window, central heated radiator.

Bedroom Two

11' x 9' 9" (3.35m x 2.97m)

Double glazed window, central heated radiator.

Bedroom Three

5' 7" x 6' 2" (1.70m x 1.88m)

Double glazed window, central heated radiator.

Shower Room

Double glazed window, shower cubicle, wall and floor tiling, heated towel rail, low level wc, wash hand basin, storage cupboard housing the wall mounted boiler.

Outside Front

Driveway with ample off road parking, gate to side access.

Outside Rear

Enclosed rear garden with patio area, electric vehicle charging point, lawned area, outdoor tap, borders and shrubs, access to a detached garage.

Detached Garage

15' 4" x 8' 5" (4.67m x 2.57m)

Up and over doors, power and lighting, partition wall separating into two sections.









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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T 01902 710 170
E wolverhampton@connells.co.uk

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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