

Property details approval form

4 Blakeley Rise, Claregate, Wolverhampton, WV6 9HT

Date: 28 October 2025

Property Ref and Version: WWH333409 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £199,999

Tenure: Freehold

○ Key Features

- > Energy Rating: E
- > CHAIN FREE & AVAILABLE NOW!
- > A traditional three bedroom family home
- > In need of modernisation
- > Popular residential location
- > Potential to extension (subject to relevant permissions)
- > VIEWING HIGHLY RECOMMENDED

○ Short Description

"A CHAIN FREE THREE BEDROOM SEMI DETACHED FAMILY PROPERTY IN A POPULAR RESIDENTIAL LOCATION IN NEED OF MODERNISATION"

Comprising entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms, family bathroom, off road parking, timber constructed garage & large enclosed rear garden.

○ Long Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE traditional three bedroom semi detached family home in need of modernisation and offering the opportunity to create a perfect family home, this property must be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms and family bathroom. Externally there is driveway, timber constructed garage, front and rear garden.

○ Directions

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○ **Agents Note**

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○ Room Description

The Location & Area

Set to the north west of Wolverhampton City centre in the popular Claregate area with local shops within walking distance on Pendeford Avenue, highly regarded local schooling and Bilbrook rail station are approximately two miles away.

Entrance Porch

Door to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, doors to various rooms.

Lounge

13' 8" x 11' 4" (4.17m x 3.45m)

Double glazed window to front, gas fire, door to entrance hall.

Dining Room

13' 7" x 10' (4.14m x 3.05m)

Double glazed door to rear, door to entrance hall.

Kitchen

8' 4" x 7' 2" (2.54m x 2.18m)

Door to side, a range of wall and base units, door to entrance hall.

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○ Room Description

First Floor Landing

Doors to various rooms.

Bedroom One

11' 2" x 11' 11" (3.40m x 3.63m)

Double glazed window to rear, door to first floor landing.

Bedroom Two

13' 8" x 10' 4" (4.17m x 3.15m)

Double glazed window to front, door to first floor landing.

Bedroom Three

7' 11" x 7' (2.41m x 2.13m)

Double glazed window to front, door to first floor landing.

Family Bathroom

Double glazed window to rear, pedestal sink, high flush toilet, panelled bath, door to first floor landing.

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○ Room Description

Outside Front

Driveway to front providing off road parking, lawned area, plants, trees and shrubs, timber constructed garage/shed.

Outside Rear

Large enclosed rear garden ideal for families.

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○ Property Images



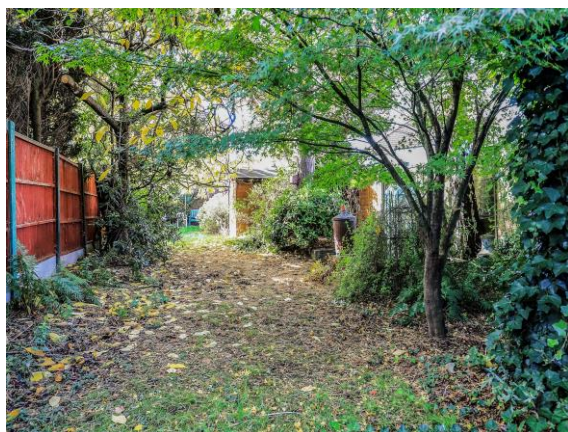
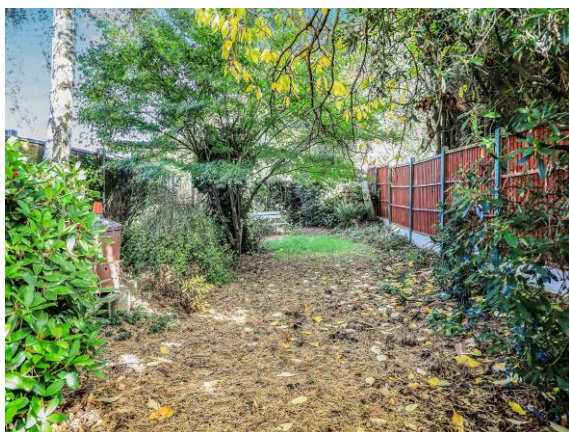
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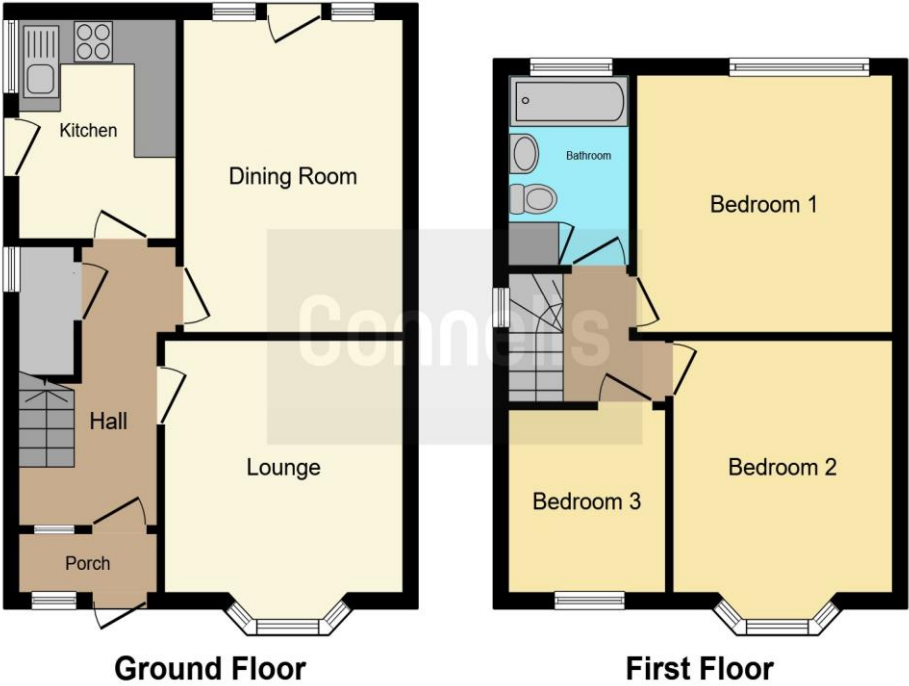
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Property Images

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○ Floor Plan



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

○ Approval

Signature		Date
James Wenlock		
Mr Tannatt-Nash & Mr Hodgson		