



**Connells**

Blakeley Rise  
Claregate Wolverhampton



# Blakeley Rise Claregate Wolverhampton WV6 9HT

for sale offers in the region of  
**£199,999**



## Property 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.

## 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.

## 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.

## 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.



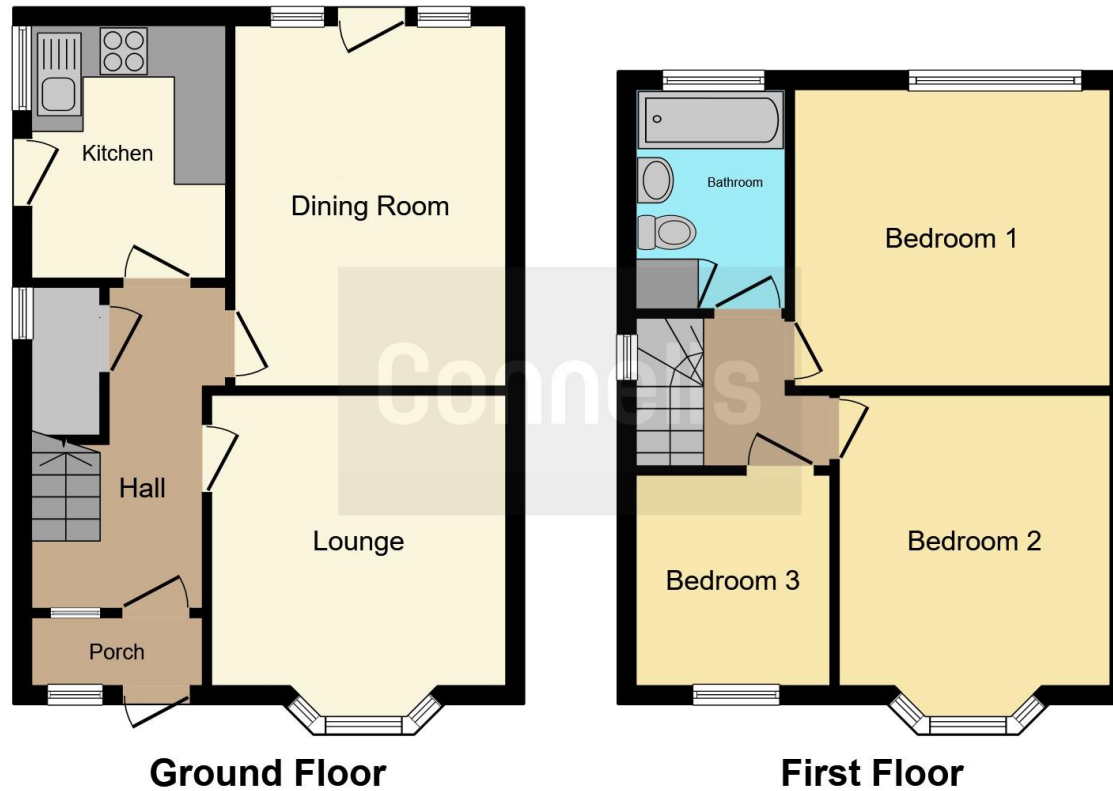












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333409](http://connells.co.uk/Property/WVH333409)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH333409 - 0004