



**Connells**

Blakeley Rise  
Claregate Wolverhampton



## 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.

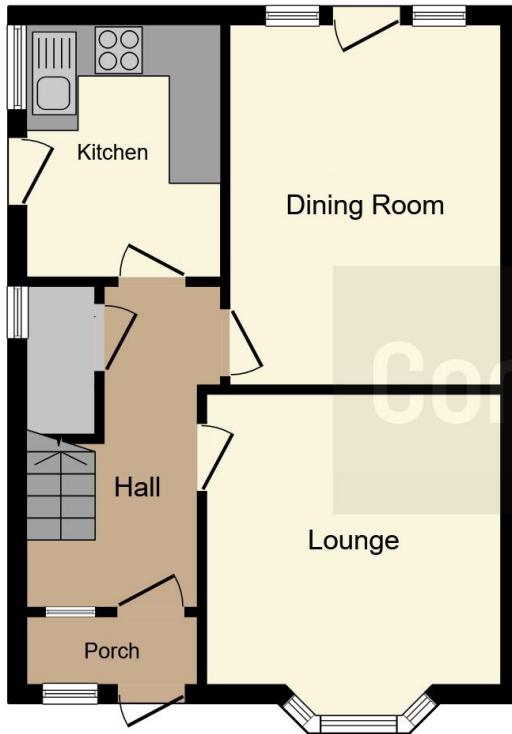
## Outside Rear

Large enclosed rear garden ideal for families.

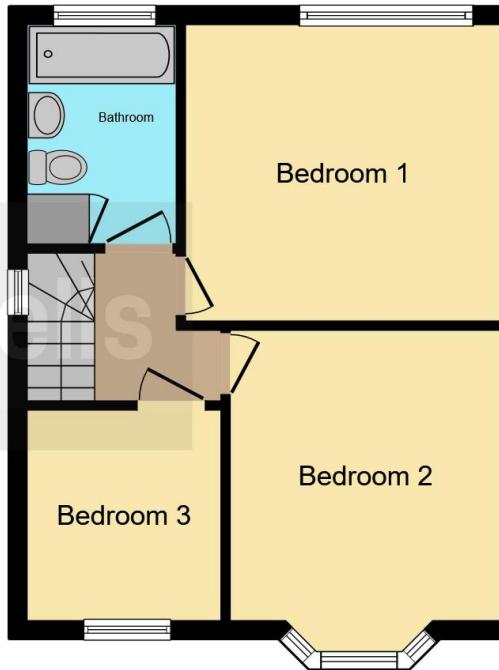








**Ground Floor**



**First Floor**

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: E    Council Tax  
 Band: C

Tenure: Freehold

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