



8 DERBY AVENUE, CLAREGATE
WOLVERHAMPTON, WV6 9JR

OFFERS IN THE REGION OF £250,000
FREEHOLD

Impressive three double bedroom semi-detached home, very well presented and offering spacious family accommodation throughout. Set behind a driveway providing off road parking, the property features a through lounge/diner, dining kitchen, guest w.c. two first floor bedrooms and an additional loft bedroom. To the rear is a pleasant lawned garden.



8 DERBY AVENUE

- THREE DOUBLE BEDROOMS • DINING KITCHEN • THROUGH LOUNGE/DINER • GROUND FLOOR W.C. • DRIVEWAY • PLEASANT REAR GARDEN • POPULAR LOCATION • SCHOOLS AND PUBLIC TRANSPORT NEARBY



APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE PORCH

RECEPTION HALL

Radiator, staircase to the first floor landing, under stairs cupboard.

THROUGH LOUNGE/DINER

Double glazed bay window to the front, two radiators, feature fireplace and double glazed sliding patio door to the rear garden.

DINING KITCHEN

Double glazed window to the rear, radiator and a range of fitted wall, drawer and base unit with, roll edge work surfaces above, incorporating a sink and drainer unit with mixer tap. There is a Rangemaster cooker, plumbing for a washing machine, doors to the rear garden and side lobby.

SIDE LOBBY

Radiator, space for a fridge freezer, fitted cupboards, doorway to the front driveway and w.c.

GUEST W.C.

Radiator, low level w.c wash hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

Double glazed window to the front, radiator and fitted wardrobes.

BEDROOM TWO

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window to the rear, towel rail, tiled walls, ceiling down lights and suite comprising pedestal wash hand basin, close, coupled w.c. and panelled bath with side mixer tap and electric shower above.

SECOND FLOOR

BEDROOM THREE

Double glazed window to the side, skylight window, radiator and storage areas.

REAR GARDEN

To the rear of the property is a paved patio area and pleasant, enclosed lawned garden beyond.

COUNCIL TAX

Wolverhampton City Council - Tax Band C

TENURE

The property is Freehold.

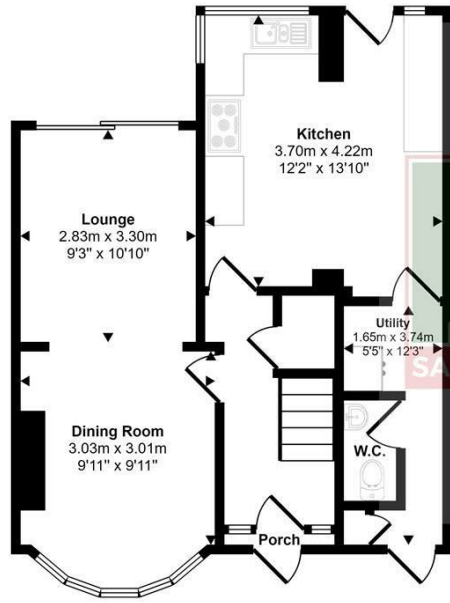
SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

8 DERBY AVENUE

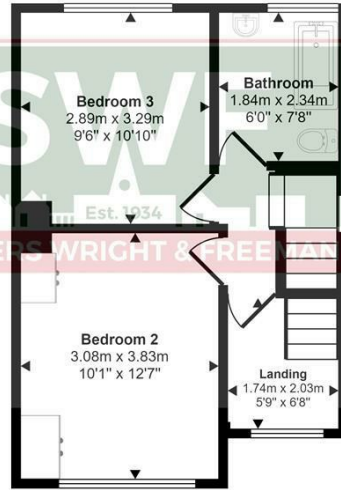


Approx Gross Internal Area
106 sq m / 1144 sq ft

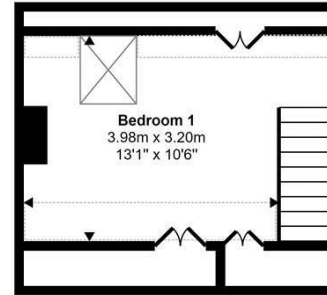


Ground Floor
Approx 51 sq m / 553 sq ft

Denotes head height below 1.5m



First Floor
Approx 34 sq m / 370 sq ft



Second Floor
Approx 21 sq m / 221 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements