



38 Derby Avenue, Claregate, Wolverhampton, WV6 9JR

BERRIMAN
EATON

38 Derby Avenue, Claregate, Wolverhampton, WV6 9JR

A conveniently located semi-detached property providing well-proportioned four bedroom accommodation, which has undergone significant improvement through out.
NO UPWARD CHAIN

LOCATION

The house lies within easy reach of a comprehensive range of local facilities in Claregate, Aldersley, Newbridge and Tettenhall and there is easy access to the more extensive amenities afforded by the City Centre itself. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

38 Derby Avenue is a four bedroom semi-detached property offering versatile and spacious accommodation, 1264 sqft. To the ground floor there is an open planning living/dining room, kitchen, double bedroom and shower room and three bedrooms and bathroom on the first floor.

There is a block paved drive providing off street parking for up to three cars and an enclosed rear garden with a paved patio, seating area and garden shed. The property also benefits from double glazing and gas central heating.

ACCOMMODATION

A glazed door opens into the ENTRANCE HALL with a double glazed window to the front and door to KITCHEN having wall and base units, stainless steel sink and drainer, integrated oven, electric hob with extractor above, space for a fridge freezer and washer/dryer, a pantry and separate built in storage cupboard with shelving and a wall mounted Worcester Bosch boiler. The LIVING/DINING ROOM has double glazed French doors and windows to the rear, a feature fireplace, and further door to the INNER LOBBY leading to BEDROOM FOUR having laminate flooring, coved ceiling, double glazed window to the rear and double glazed French doors to the side. The downstairs BATHROOM comprises a panelled bath with shower, WC, wash hand basin and a double glazed window to the rear.

Stairs rise to the FIRST FLOOR LANDING having a storage cupboard. BEDROOM ONE is a double room with a double glazed window to the rear. BEDROOM TWO is also a double room with double glazed window to the rear and fitted storage units. BEDROOM THREE has a double glazed window to the front. The BATHROOM has a panelled bath with rainfall shower over, WC, wash hand basin, double glazed windows to the front and side.

OUTSIDE

The property stands behind a block paved driveway providing off street parking and a store. The REAR GARDEN has a paved patio, lawn area and shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows the two of the main providers are likely to have coverage indoor with four of the main providers having coverage outdoor
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£260,000

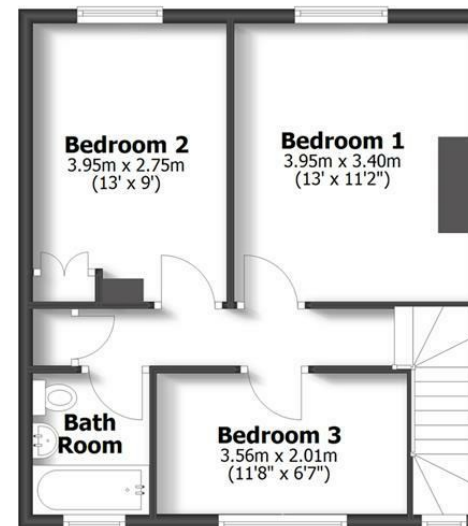
EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



38 Derby Avenue Claregate

HOUSE: 111.4sq.m. 1199sq.ft.
STORE: 5.9sq.m. 64sq.ft.
TOTAL: 117.3sq.m. 1264sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



First Floor

