



*7 Derby Avenue, Claregate*



*An Extended Three/ Four Bedroom Two Bathroom Semi Detached House. In A Favoured Residential Area, Offering A Versatile Layout With Approx. 100ft Long Rear Garden.*

**7 Derby Avenue, Claregate, Wolverhampton, WV6 9JR**

**Asking Price: £240,000**

**Tenure: Freehold**

**Council Tax: Band B - Wolverhampton**

**EPC Rating: D (63) No: 1135-7122-9400-0983-6292**

**Total Floor Area: 891.1sq feet (82.79sq metres) Approx.**

**Services: We are informed by the Vendors that all main services are installed**

Situated in a popular residential area convenient for the majority of amenities and just off Blackburn Avenue, this deceptive semi-detached house has been well maintained over the years by the present owners to create an attractive interior and is an excellent example of its type.

Ideal for buyers requiring a home ready to just move into, viewing of the interior at approx. 891.1sq feet, is essential to appreciate the spacious and versatile accommodation. Having the benefit of gas central heating & double glazing, the interior includes reception porch to entrance hall, front living room and rear open plan dining kitchen with access to the rear garden. Originally the garage, this area has been converted to useful living space and could be used for a multitude of purposes, guest bedroom, home office or further reception room. Adjacent is a wet room style ensuite with further access to the rear garden. On the first floor there are three bedrooms and a white family bathroom. At the front of the property is a driveway providing off road parking and the south-east facing rear garden has been neatly landscaped creating a pleasant outlook.

Convenient for the majority of amenities, including walking distance of a number of schools in both sectors, a number of local shops and the facilities at Tettenhall Village. The property is also only three miles from the M54 motorway and therefore an easy commute for principal towns & cities. Offered with 'no upward chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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**Reception Porch:** PVC double glazed double opening doors and terracotta tiled flooring. **Entrance Hall:** Internal PVC double glazed opaque door & matching side windows, radiator, laminate flooring and L-Shaped staircase to first floor with cloaks cupboard below.

**Living Room: 12'1" (3.69m into bay) x 9'1" (2.78m)**

Fireplace with matching surround & electric coal effect fire, radiator and double glazed bay window to front.

**Open Plan Dining Kitchen: 13ft (3.98m max) x 14'5" (4.45m max) x 6'8" (2.08m min)**

Fitted with a matching suite of cream units comprising a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, stainless steel single drainer sink unit, wall mounted gas fired central heating boiler, built in electric oven with 4- ring gas hob & stainless steel extractor hood over, recess for under counter fridge, plumbing for washing machine, radiator, laminate flooring, recessed ceiling spotlights and double glazed window to rear with matching PVC door.

**Sitting Room/ Bedroom Four: 9'5" (2.90m) x 12'5" (3.82m)**

Radiator, recessed ceiling spotlights. laminate flooring and PVC door to front with double glazed opaque window. **Ensuite Wet Room: 8ft (2.45m) x 7'2" (2.20m)**

Fitted with a wet room style suite comprising wall mounted overhead chrome shower with handheld spray, low level WC, wall mounted sink unit, PVC panelled walls, chrome heated towel rail, recessed ceiling spotlights, vinyl flooring and PVC double glazed opaque door to rear.

**First Floor Landing:** Loft hatch and double glazed opaque window to side.

**Bedroom One: 12'9" (3.95m) x 10ft (3.06m)**

Built in wardrobes with overhead stores and matching bedside tables, radiator and double glazed window to front.

**Bedroom Two: 10'9" (3.35m) x 9'7" (2.98m)**

Radiator and double glazed window to rear.

**Bedroom Three: 5'8" (1.77m) x 6'8" (2.10m)**

Radiator and double glazed window to front.

**Bathroom: 7'8" (2.39m) x 6' (1.84m)**

Fitted with a white suite comprising panelled bath with electric shower unit over, low level WC, pedestal wash hand basin, part tiled walls, radiator, ceramic tiled flooring, extractor fan and double glazed opaque window to rear.

**Rear Garden:** Enjoying a south-east facing aspect, the approx. 100ft long rear garden has been neatly landscaped with full width paved patio overlooking lawn, a variety of shrubs & trees, two timber garden sheds, enclosed garden at rear and surrounding fencing.







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.















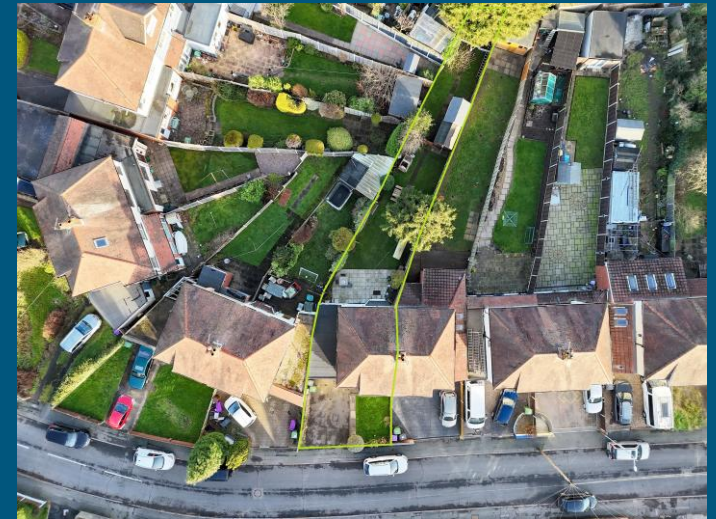
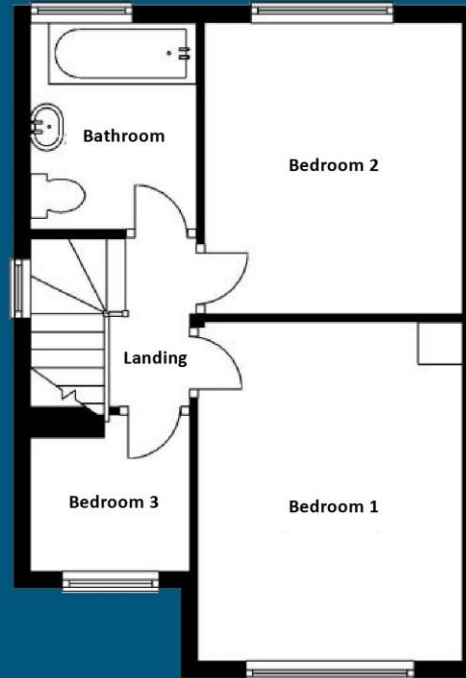
## Ground Floor

Approx.: 522sq feet (48.5sq metres)



## First Floor

Approx.: 367.8sq feet  
(34.2sq metres)



**Total Floor Area: 891.1sq feet  
(82.79sq metres) Approx.**

### PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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