



18 Blackburn Avenue, Claregate

THOMAS HARVEY
ESTATE AGENTS

A Most Attractive & Refurbished Four Bedroom Two Bathroom Semi Detached House. Extensively Restyled To Create A First Class Interior With A Number Of Trendy & Quality Fittings Throughout!

18 Blackburn Avenue, Claregate, Wolverhampton, WV6 9JS

Asking Price: £315,000

Tenure: Freehold

Council Tax: Band B - Wolverhampton

EPC Rating: D (64) No: 0390-2748-1580-2125-1465

Total Floor Area: 1123.1sq feet (104.3sq metres) Approx.

No Upward Chain

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

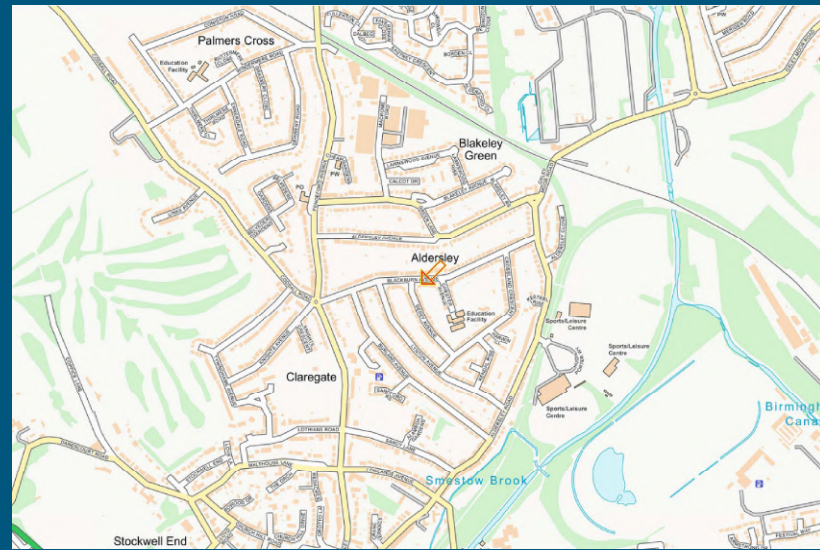
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows three of four main providers have good coverage indoor (one variable) and all four have good coverage outdoor.

Situated in a popular residential area, convenient for the majority of amenities and occupying a prominent corner position, this deceptive semi-detached house has been thoughtfully extended & refurbished by the present owners to create a most attractive and contemporary interior, incorporating a host of stunning features throughout.

A first class example of its type, viewing of the extended accommodation is essential to comprehend the surprisingly spacious living accommodation at approx. 1123.1sq feet which is stylishly appointed having new carpets & flooring, trendy & monochrome style décor throughout, a number of internal & external doors, luxury refitted modern bathrooms, a delightful breakfast kitchen and garage conversion to provide a ground floor bedroom & shower room. This striking property is ideal for purchasers requiring a wonderful family home, ready to just move into, with the added feature of bedroom & bathroom accommodation on both floors. The accommodation now includes reception porch to entrance hall with panelled staircase to first floor, front sitting/ dining room and a 15ft rear living room having French doors to the rear garden. The breakfast kitchen is fitted with a shaker style cream suite and leads to the downstairs bedroom & ensuite shower room (originally the garage). On the first floor there are three bedrooms and the family bathroom has been refitted with a trendy luxury white suite with marble style tiles. At the front of the property is a double width driveway providing off road parking and having the use of garage stores. The enclosed rear garden enjoys a south facing aspect and landscaped to offer low maintenance whilst creating a pleasant setting.

Within walking distance of local shops, schools in both sectors & Bilbrook Train Station, Blackburn Avenue is only three miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a spacious family house and offered with No Upward Chain, internal inspection highly recommended to appreciate this superb opportunity!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THOMAS HARVEY
ESTATE AGENTS

T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Reception Porch: PVC double glazed door and matching side windows with stone style tiled flooring. **Entrance Hall:** Internal hardwood opaque glazed door, radiator, herringbone style vinyl flooring and L-Shaped staircase to first floor with built in storage cupboard below.

Front Sitting Room/ Dining Room: 12'3" (3.75m) x 9'11" (3.01m)

Radiator, coved ceiling and double glazed bay window to front.

Living Room: 16'7" (5.08m max) x 9'7" (2.93m max)/ 7'8" (2.33m min)

Black period style fireplace with remote controlled coal effect electric fire, radiator, coved ceiling, recessed ceiling spotlights and double glazed French doors to rear garden.

Breakfast Kitchen: 11'5" (3.49m) x 6'7" (2.00m) x 11'10" (3.61m) x 9'1" (2.76m)

Fitted with a matching suite of cream shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, wood effect laminate worktops with matching breakfast bar, stainless steel single drainer sink unit, built in appliances include electric oven & 4- ring gas hob with stainless steel extractor hood over, wall mounted gas fired Worcester central heating boiler, radiator, glazed brick style part tiled walls, herringbone style vinyl flooring and double glazed windows to rear with matching PVC door to rear garden.

Bedroom Four: 18'1" (5.52m) x 10'4" (3.15m)

Radiator, recessed ceiling spotlights and double glazed window to front. **Ensuite Shower Room: 7'2" (2.19m) x 4'7" (1.39m)** Fitted with a contemporary white suite having matt back fittings comprising corner shower enclosure with overhead rainfall shower & separate handheld spray, vanity unit with matching suspended wall cupboard, low level WC, black heated towel rail, stone style tiled walls, recessed ceiling spotlights, extractor fan, herring bone style vinyl flooring, and double glazed opaque window to side.

First Floor Landing: Loft hatch, coved ceiling and double glazed opaque window to side.

Bedroom One: 11'2" (3.40m) x 10ft (3.04m)

Radiator and double glazed window to front.

Bedroom Two: 10'10" (3.31m) x 9'7" (2.92m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 7ft (2.13m) x 5'9" (1.75m)

Radiator, coved ceiling and double glazed window to front.

Bathroom: 7'7" (2.30m) x 6ft (1.82m)

Fitted with a new luxury white suite comprising panelled bath with chrome shower spray & side screen, pedestal wash hand basin, low level WC, chrome heated towel rail, marble effect tiled walls, recessed ceiling spotlights, extractor fan, herringbone style vinyl flooring and double glazed opaque window to rear.

Garage Stores: 6'3" (1.93m) x 5'7" (1.76m)

Side opening garage doors, power and lighting.

Rear Garden: Enjoying a south facing aspect, the rear garden is enclosed and neatly landscaped to offer low maintenance yet a pleasant setting with a full width paved patio with side path, shaped centre lawn, gravelled terrace at rear, exterior, lighting, power sockets & water supply, surrounding fencing and gated side entry.







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.









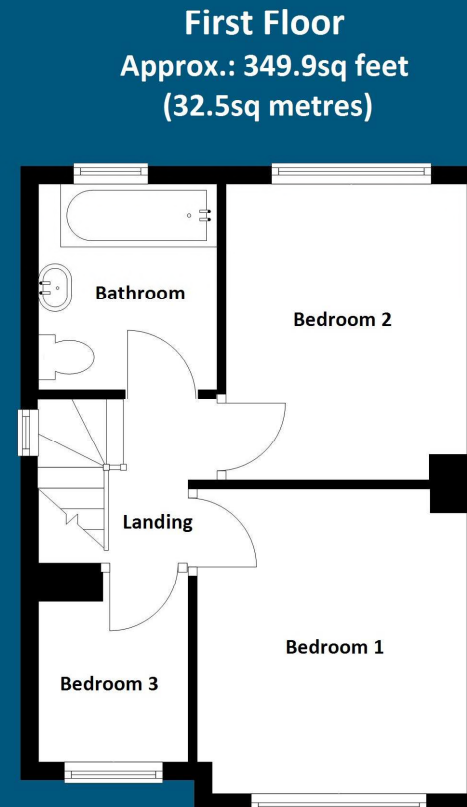




18 Blackburn Avenue, Claregate

Total Floor Area: 1123.1sq feet (104.3sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.