



**Connells**

Blakeley Avenue  
Claregate Wolverhampton



## Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE spacious and attractive four bedroom extended semi detached family property benefiting from an exceptionally spacious rear garden. This property must be viewed in order to fully appreciate, please call Connells today to book a viewing.

The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, four bedrooms and shower room. Externally there is a garage, driveway to front and generous 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

Double glazed door to front, doors to various rooms, stairs to first floor landing.



## Lounge

11' 4" x 11' 2" ( 3.45m x 3.40m )

Double glazed window to front, door to entrance hall.

## Dining Room

10' 7" x 11' 2" ( 3.23m x 3.40m )

Double glazed window to rear, central heating radiator, door to entrance hall.

## Kitchen

6' 7" x 8' 7" ( 2.01m x 2.62m )

Double glazed window to rear, a range of wall and base units, door to entrance hall, door to side leading to garage.

## First Floor Landing

Doors to various rooms.

## Bedroom One

Double glazed window to front and rear, central heating radiator, door to first floor landing.

## Bedroom Two

11' 5" x 11' 5" ( 3.48m x 3.48m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## **Bedroom Three**

10' 3" x 11' 2" ( 3.12m x 3.40m )

Double glazed window to front central heating radiator, door to first floor landing.

## **Bedroom Four**

8' 5" x 7' 5" ( 2.57m x 2.26m )

Double glazed window to front, central heating radiator, door to first floor landing.

## **Shower Room**

Double glazed window to rear, shower cubicle, low flush toilet, pedestal sink, door to first floor landing.

## **Outside Front**

Large driveway leading to garage.

## **Garage**

Double doors to front, door and window to rear.

## **Outside Rear**

Large enclosed mature rear garden with plants, trees and shrubs.









**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)

To view this property please contact Connells on

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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