



LEE COOKE

Green Lane, Claregate, Wolverhampton, WV6 9HL

Offers In Region Of £250,000

LEE COOKE
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Green Lane, Claregate, Wolverhampton, WV6 9HL

Lee Cooke Estate Agency Group proudly presents this traditional three-bedroom semi-detached home, offered CHAIN FREE and situated in a popular residential location.

Externally, the property boasts a generous frontage providing ample off-road parking and an additional side area, offering excellent potential for extensions (subject to securing the relevant permissions). The home also benefits from a pleasant rear garden and a single garage conveniently located to the side.

Internally, you are welcomed by an inviting entrance porch and hall, leading to a comfortable lounge. A separate dining room, perfect for entertaining, which in turn adjoins a practical fitted kitchen.

The first floor hosts three well-proportioned bedrooms and a fitted family bathroom, ensuring ample space for comfort and relaxation.

The property is conveniently located for easy access to Wolverhampton City Centre, Aldersley Leisure Village, and local shopping facilities within Claregate and Codsall, making it ideal for a variety of lifestyles.

Location & Area

Situated on Green Lane, bordering Tettenhall, Claregate, and Aldersley, this traditional semi-detached home offers fantastic commuting access to Wolverhampton City Centre and surrounding areas including Perton, Tettenhall, Codsall, and Claregate. The area benefits from a great selection of local shops, medical facilities, public houses, eateries, and highly regarded schools.





Entrance Porch

With a door to front access, tiled flooring, and a further door leading into the entrance hall.

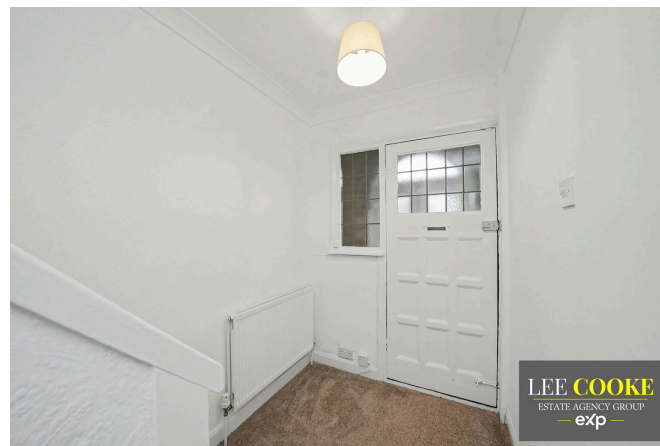
Entrance Hall

Featuring a door and window to front access, stairs leading to the first-floor landing, a useful storage cupboard, a central heated radiator, and doors providing access to various ground floor rooms.

Lounge

13'0" (into bay) x 11'4" (into recess)

A bright room with a double-glazed bay window to the front, a feature fire with surround, a door to the entrance hall, and a central heated radiator.





Dining Room

10'7" (into recess) x 11'7"

Offering a double-glazed window to the rear, an opening to the kitchen, an opening to the hall, and a central heated radiator.

Kitchen

7'2" x 8'3" max

Fitted with a selection of wall and base units with roll-top work surfaces, a single drainer sink unit, and a fitted extractor hood. Includes a double-glazed door to side access and a double-glazed window overlooking the rear garden. An opening leads into the dining room.

First Floor Landing

Benefiting from a double-glazed window to the side, loft access, and doors leading to all first-floor rooms.

Bedroom 1

11'4" x 11'7" max

A well-proportioned room with a double-glazed window to the rear, a central heated radiator, and a door to the landing.

Bedroom 2

10'4" x 14'0" (into bay - maximum measurements)

Featuring a double-glazed bay window to the front, a central heated radiator, and a door to the landing.

Bedroom 3

8'0" x 6'6" max

With a double-glazed window to the front, a central heated radiator, and a door to the landing.

Family Bathroom

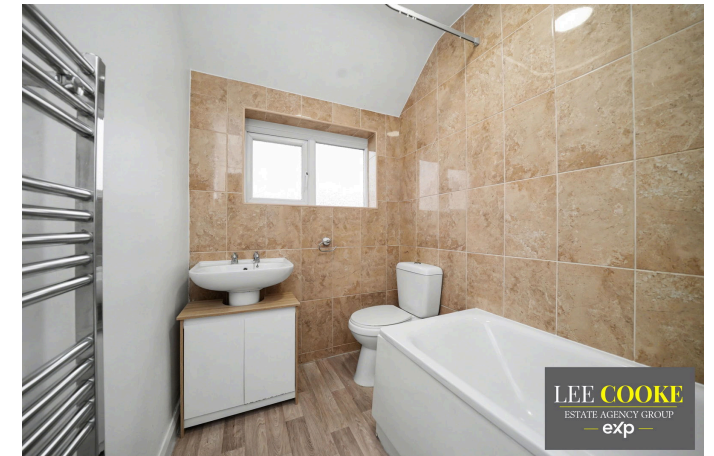
Comprising a double-glazed window to the rear, a fitted suite including a panelled bath with a fitted shower, a low flush toilet, a pedestal wash basin, tiled walls, a heated towel rail, and a door to the first-floor landing.

Front Garden

A spacious plot offering ample off-road parking at the front, complemented by a lawned area, plants, trees, and shrubs.

Rear Garden

A pleasant space with panel fences, a patio area, a lawned area, and additional side land.





Garage

Situated to the right side of the property with access to the front and also providing convenient access to the rear garden area.

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- We offer FREE selling valuation appraisals (with our in-house team)
- Mortgage advice is available (with one of our partners)
- Property lawyers are available (with one of our partners)
- Surveys – Removals – Trades are also available (with our partners)

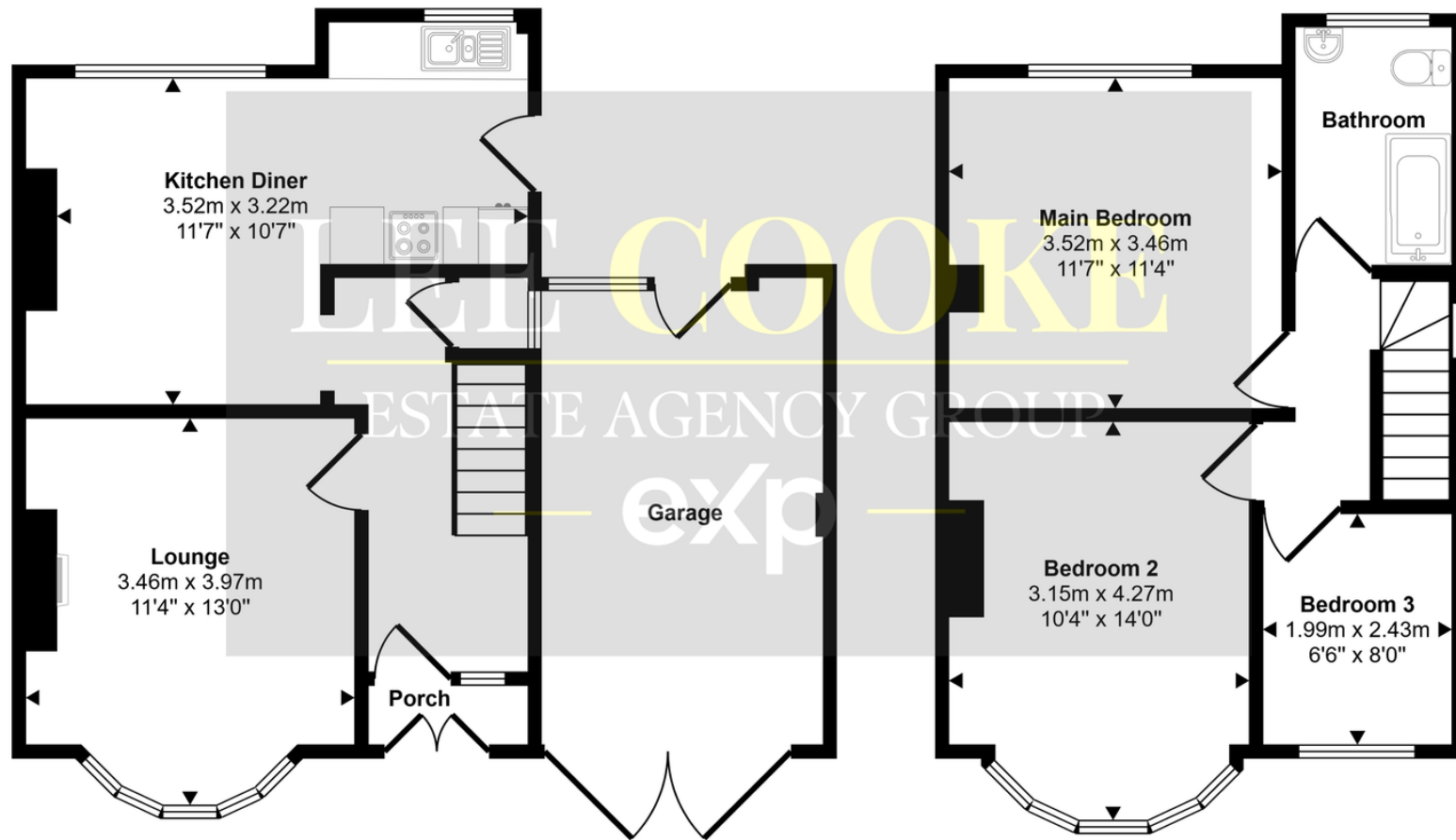
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Ground Floor

First Floor

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