

Connells

Burland Avenue
Claregate Wolverhampton

Burland Avenue
Claregate Wolverhampton WV6 9JL

for sale offers over
£310,000







Property Description

Connells Wolverhampton are delighted to present to market this extended and well presented semi-detached family home. Located in the popular area of Claregate with fantastic transport links and amenities nearby this home promises to be the perfect choice for growing families.

Thoughtfully extended and improved throughout the ground floor accommodation comprises of an entrance porch, entrance hall, ground floor wc, 17ft lounge space, separate dining area, fitted kitchen, adjoining utility, cosy conservatory. On the first floor there are three well proportioned bedrooms, family bathroom and a loft room. The outdoor areas continue to impress with generous off road parking to front and an excellent garden to rear with various patio areas, fish pond, outdoor kitchen and pergola with built in bar and decked area for hot tub.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the north west of Wolverhampton City centre in the area of Claregate with numerous local schools and fantastic local shopping in Tettenhall village. The M54 and adjoining M6 motorways along with the i54 commercial development are only a short driveway.

Entrance Porch

Double glazed door to front with matching side panels.

Entrance Hall

Double glazed door to front with matching side panels, stairs to first floor landing, understairs storage cupboard, radiator, access to wc.

Wc

Double glazed arch window to front, wc, wash hand basin, tiled walls and flooring.

Lounge

17' 6" x 9' 7" (5.33m x 2.92m)

Double glazed sliding doors to rear with access to the conservatory, gas fireplace, radiator.

Dining Area

11' 8" x 10' 1" (3.56m x 3.07m)

Double glazed window to front and radiator.

Kitchen

14' 3" x 10' 10" (4.34m x 3.30m)

Double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, double integrated electric oven, separate gas hob, plumbing for appliances, double glazed door leading to the garden, access to the utility area.

Utility

Wall and base units with worksurfaces above, plumbing for appliances.

Conservatory

11' 7" x 8' 11" (3.53m x 2.72m)

UPVC double glazed with double glazed patio doors to side, access to garden.

First Floor Landing

Double glazed window to side, loft access to loft room.

Bedroom One

12' 2" x 9' 6" (3.71m x 2.90m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom Two

9' 7" x 8' 8" (2.92m x 2.64m)

Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Three

10' 6" x 6' 9" (3.20m x 2.06m)

Double glazed window to front, radiator, fitted wardrobe.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps, separate shower cubicle, radiator, tiled walls and flooring.

Loft room

Double glazed skylight

Outside Front

Generous tarmac driveway.

Outside Rear

Patio areas, lawned areas, borders and shrubs, fish pond, outdoor kitchen, pergola with built in bar and decked area for the hot tub, storage shed, outdoor lights.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



















Total floor area 102.5 m² (1,103 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335752

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.