



Connells

Derby Avenue
Claregate Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this three bedroom semi detached family home boasting NO ONWARD CHAIN in the popular area of Claregate. Viewings are highly recommended to appreciate the accommodation offer, call Connells today to book your viewing.

Internally the property comprises of entrance hallway leading to two reception rooms and well appointed kitchen/potential utility area/lean to. Heading upstairs you find three bedrooms and a family bathroom. Outside you will find ample off road parking and there is a sizeable rear garden.

The Location & Area

Set to the north west of Wolverhampton City Centre in the Claregate area with numerous local schools and fantastic local shopping in Tettenhall Village. M54, adjoining M6 motorways and i54 commercial development are only a short drive away.

Approach

Set back from the roadside behind off road parking for ample vehicles with access to the main accommodation.

Entrance Hall

Door to front, central heating radiator, stairs rising to first floor, doors to lounge, dining room and kitchen.

Dining Room

11' 7" max x 9' 9" max (3.53m max x 2.97m max)

Double glazed window to front, central heating radiator, ceiling light point.

Lounge

14' 10" max x 9' 6" max (4.52m max x 2.90m max)

Gas fireplace, double glazing sliding door to rear garden, central heating radiator, ceiling light point,

Kitchen

11' 9" x 11' 6" (3.58m x 3.51m)

Matching wall and base units, stainless steel sink and drainer with mixer tap, gas and electric cooker points, plumbing for washing machine, part tiled walls, wall mounted boiler, central heating radiator, double glazed window to rear, door to entrance hall, garden and utility/lean to.

Utility/ Lean To

Doors to front and kitchen, ceiling light point, central heating radiator.

First Floor Landing

Double glazed window to side, ceiling light point, loft access, doors to various rooms.

Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom Two

10' 10" max x 9' 6" max (3.30m max x 2.90m max)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom Three

6' 8" x 5' 5" (2.03m x 1.65m)

Double glazed window to front, ceiling light point, central heating radiator.

Bathroom

Double glazed window to rear, panelled bath with shower over, low flush wc, wash hand basin, part tiled walls, central heating radiator, ceiling light point, extractor fan.

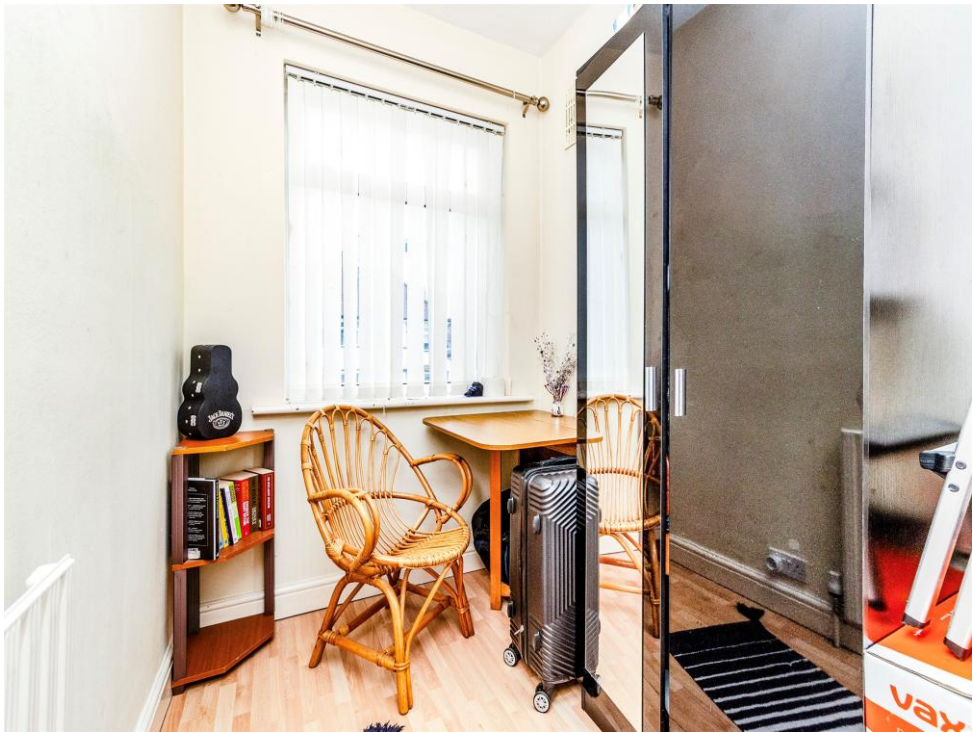
Loft Space

Skylight window to rear.

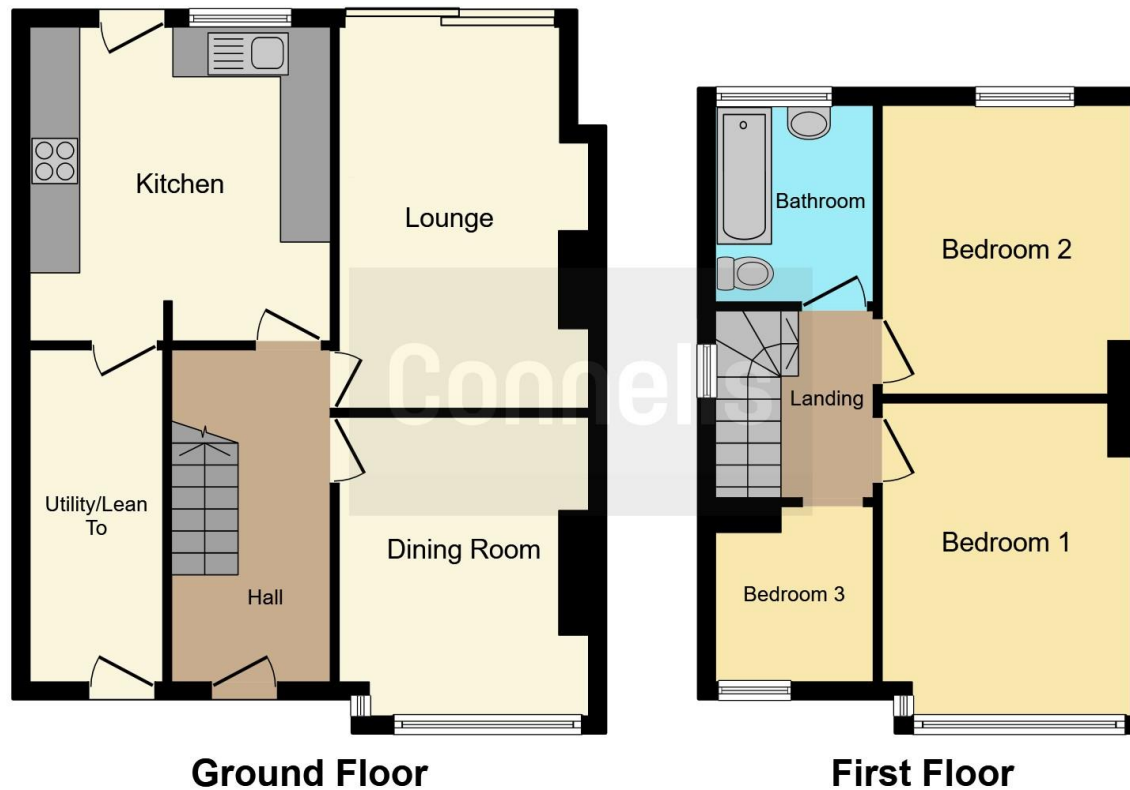
Outside Rear

Paved patio area with path to side, timber shed, timber fencing.









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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333874



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