



Connells

Aldersley Road
Claregate Wolverhampton

Aldersley Road
Claregate Wolverhampton WV6 9NJ

for sale offers in the region of
£245,000



Property Description

Connells Wolverhampton are delighted to present to market this well presented and thoughtfully extended bay fronted semi-detached family home located on the popular area of Claregate close to local amenities and transport links, this home promises to be an ideal choice for families.

Internally the property comprises of an entrance hall, two comfortable reception rooms and a fitted entertainment style kitchen diner to the ground floor, a downstairs shower room. On the first floor there are three bedrooms and a family bathroom.

Externally there is an enclosed rear garden offering ample space to create your idyllic outdoor retreat. To front there is a driveway to a convenient storage garage.

Viewing is highly recommended to appreciate this family home.

Location And 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.

Entrance Hall

Double glazed door to front, stairs to first floor landing, radiator, storage cupboard.

Lounge

13' 2" into bay x 9' 11" (4.01m into bay x 3.02m)

Double glazed bay window to front, radiator.

Reception Room Two

12' x 9' 11" (3.66m x 3.02m)

Double glazed sliding door to rear, radiator.

Kitchen Diner

Two velux skylights, range of wall and bas units with worksurfaces above, stainless steel sink drainer, gas oven, gas hob, radiator, double glazed door to rear giving access to the garden.

Shower Room

Double glazed window to rear, wc, wash hand basin, shower cubicle, extractor fan, heated towel rail, tiled walls and flooring.



First Floor Landing

Double glazed window to side, loft access.

Bedroom One

13' 11" into bay x 9' 11" (4.24m into bay x 3.02m)

Double glazed bay window to front, radiator.

Bedroom Two

12' x 9' 10" into wardrobe (3.66m x 3.00m into wardrobe)

Double glazed window to rear, radiator.

Bedroom Three

8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, wc, wash hand basin, vanity unit, bath with mixer taps with shower head above, extractor fan, heated towel rail, tiled walls and flooring.

Garage

6' 9" x 5' 9" (2.06m x 1.75m)

Out and out doors, power, lighting, power for appliances, internal access to kitchen diner.

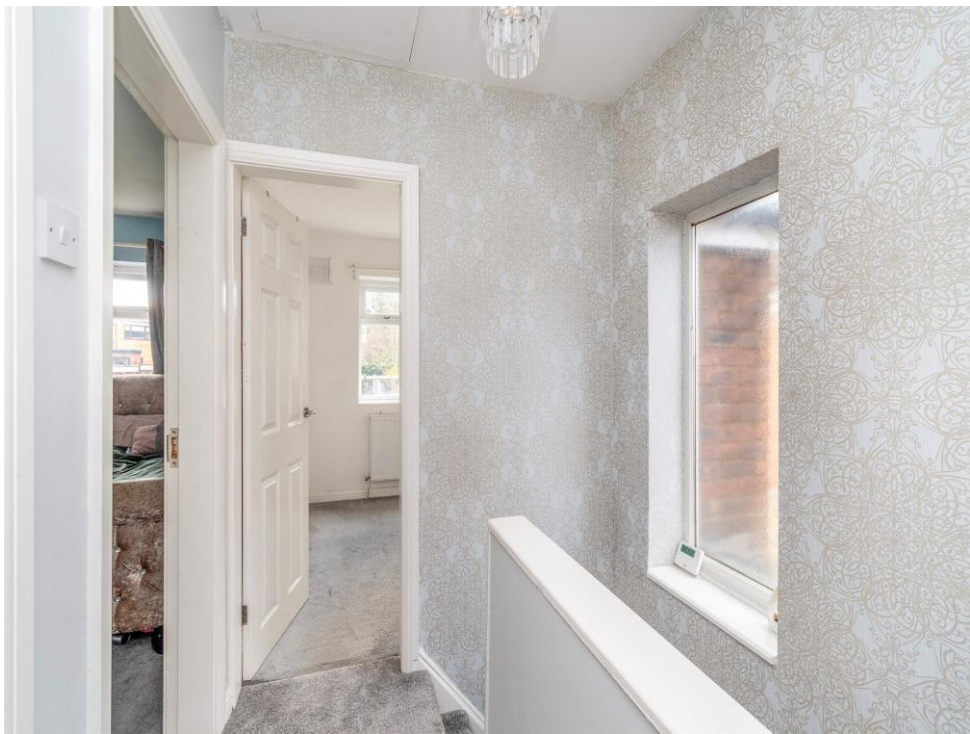
Outside Front

Concrete driveway and outdoor lighting.

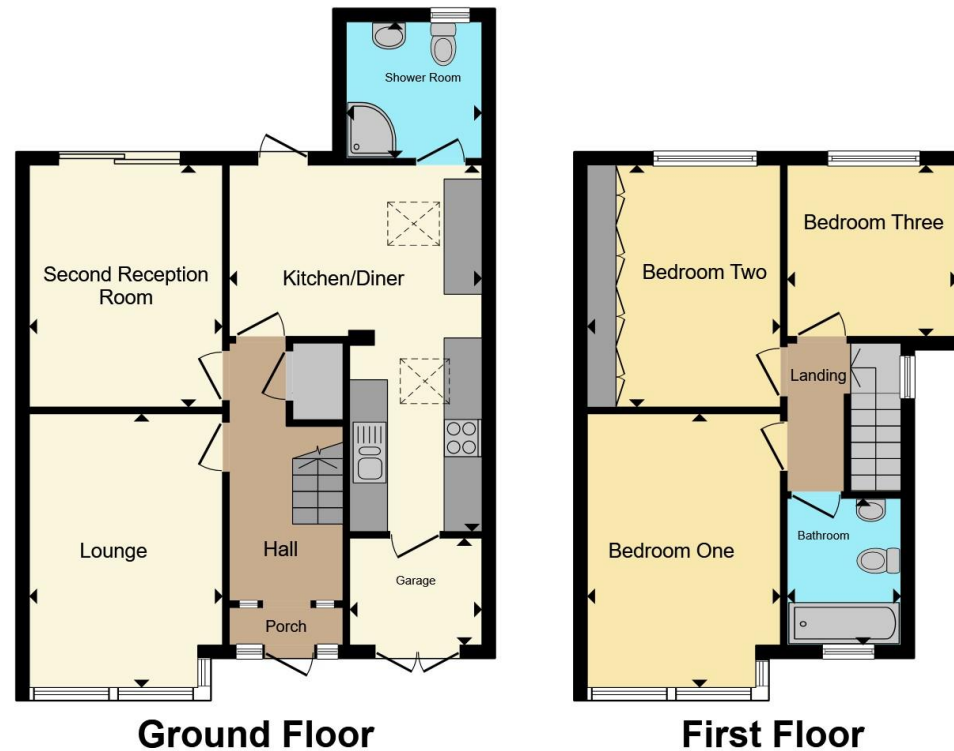
Outside Rear

Patio area, raised lawn, courtyard storage shed, outdoor light, outdoor tap.









Total floor area 103.2 m² (1,111 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



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/WVH334477



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