



7 BURLAND AVENUE WOLVERHAMPTON, WV6 9JJ

OFFERS IN THE REGION OF £260,000
FREEHOLD

Extremely well presented three bedroom semi-detached home situated in a sought after location close to a range of amenities including well regarded schools, shops and access to public transport with the wider amenities of Tettenhall Village and Wolverhampton City Centre only a short drive away. Set to the North West of Wolverhampton in popular Claregate, the property has been both well maintained and improved by the current owner and features spacious accommodation throughout comprising entrance porch, hallway, living room, dining kitchen, three bedrooms, family bathroom and a pleasant enclosed garden which benefits from an open aspect to the rear. A driveway to the front provides off road parking for multiple vehicles.



7 BURLAND AVENUE

- Well Appointed Three Bedroom Semi-Detached Home
- Sought After Claregate Location
- Convenient For A Range Of Amenities
- Driveway Providing Off Road Parking For Multiple Vehicles
- Hive Central Heating System
- Open Rear Aspect
- Well Maintained And Improved By Current Owner
- Ideal For First Time Buyers Or Families Alike



APPROACH

The property is approached via a driveway providing off road parking for multiple vehicles.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Radiator, staircase to the first floor landing, decorative coving, under stairs cupboard housing the combination boiler and doors to the living room and dining kitchen.

LIVING ROOM

Double glazed bay window to the front, vertical radiator and decorative coving.

DINING KITCHEN

Two double glazed window to the rear, radiator, decorative coving and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1½ sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above and space for various household appliances including plumbing for a washing machine. A part glazed door provides access to the rear.

FIRST FLOOR LANDING

Double glazed obscure window to the side, decorative coving, loft access hatch with timber drop down ladders providing access to a useful storage space which has been boarded with lighting and doors to:

BEDROOM ONE

Double glazed bay window to the front, radiator and decorative coving.

BEDROOM TWO

Double glazed window to the rear, radiator and decorative coving.

BEDROOM THREE

Double glazed window to the rear, radiator and decorative coving.

FAMILY BATHROOM

Double glazed obscure window to the rear, decorative coving, towel rail, tiled walls and suite comprising pedestal wash hand basin, close coupled w.c, panelled bath and corner shower enclosure with electric shower.

REAR GARDEN

To the rear of the property is a pleasant enclosed

garden which benefits from an open aspect with a paved patio area and lawn beyond. A side passageway provides useful storage space with a gate providing access to the front.

TENURE Freehold

The property is freehold.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

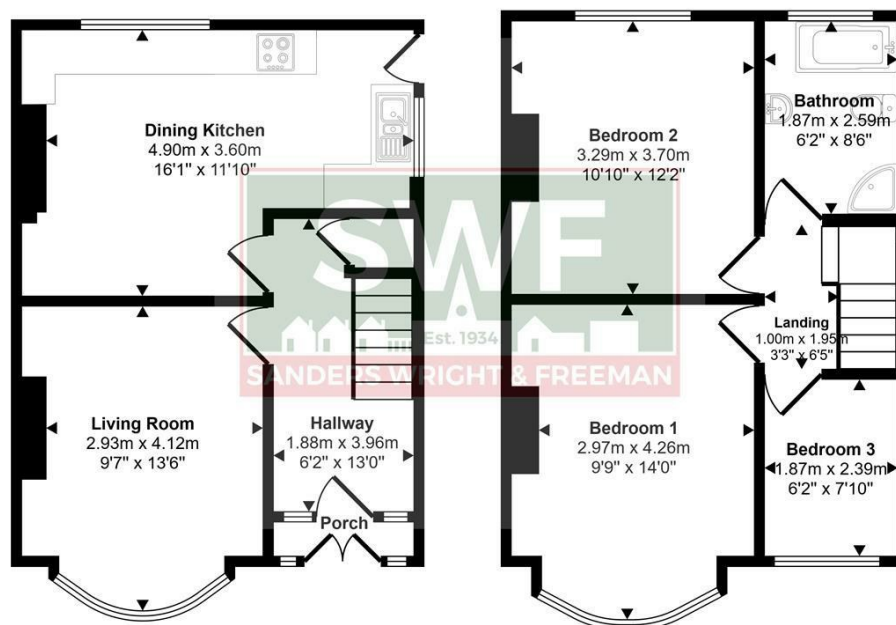
Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

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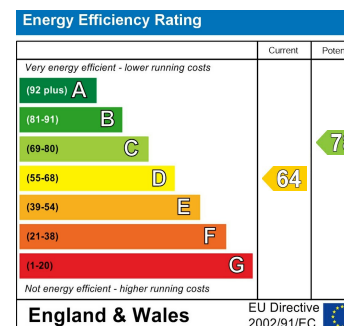
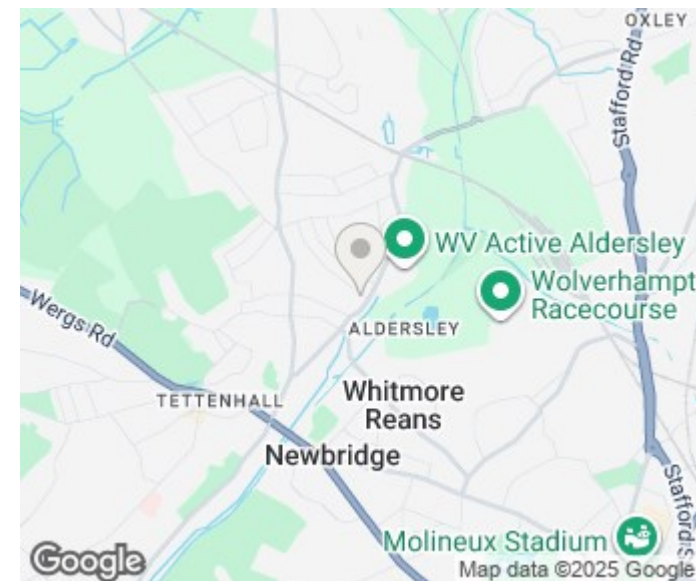
Approx Gross Internal Area
79 sq m / 855 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft

First Floor
Approx 40 sq m / 435 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Sanders, Wright & Freeman - Sales 01902 575555
13 Waterloo Road enquiries@swfestateagents.co.uk
Wolverhampton www.swfestateagents.co.uk
West Midlands
WV1 4DJ

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements