



40 Burland Avenue, Claregate, Wolverhampton, West Midlands. WV6 9JL

This extended semi detached home is being offered for sale with the benefit of no upward chain. It is situated in a popular residential area and ideally located for all essential amenities including shops, schools and public transport links. The property offers ideal family accommodation at a very affordable price and briefly comprises, storm porch, reception hall, lounge, dining room, breakfast kitchen, utility room with separate wc, three bedrooms, wet room and garage.



Offers Around £230,000 Freehold

FEATURES

- Extended Semi Detached House
- No Chain
- Well Maintained Throughout
- Ideally Located For All Essential Amenities And Wolverhampton City Centre
- Three Bedrooms
- Breakfast Kitchen
- Utility Room with Separate WC
- Garage
- Freehold
- Council Tax Band B



ROOM DESCRIPTIONS

Storm Porch

Having tiled floor and UPVC double glazed doors.

Reception Hall

Laminate floor, radiator, smoke detector and stairs off.

Lounge

3.2m x 4.0m (10' 6" x 13' 1") Bow window to front, radiator, three wall light points and feature fireplace.

Dining Room

3.3m x 3.8m (10' 10" x 12' 6") Radiator, three wall light points, feature fireplace and French doors to the veranda.

L Shaped Breakfast Kitchen

4.4m x 3.2m (14' 5" x 10' 6") Wall and base cupboards with matching work surfaces incorporating stainless steel sink unit, splash back tiling, built in oven, separate hob, overhead extractor, laminate floor, radiator, window to rear, ceramic tiled floor, pantry and door to the garage.

Utility Room

1.4m x 1.9m (4' 7" x 6' 3") UPVC double glazed door leading to the rear garden, radiator, wall and base cupboards, work surface with appliance space beneath, plumbing for washing machine, ceramic tiled floor and separate wc.

Separate WC

Having radiator, wall mounted central heating boiler, wash hand basin and low flush wc.

Stairs and Landing

Window to side and access to roof space.

Bedroom 1

3.3m x 4.2m (10' 10" x 13' 9") Window to front, radiator and tiled fireplace.

Bedroom 2

3.3m x 3.6m (10' 10" x 11' 10") Window to rear and radiator.

Bedroom 3

1.9m x 2.3m (6' 3" x 7' 7") Window to front and radiator.

Wet Room

Having Mira shower unit, pedestal wash hand basin and low flush wc.

Garage

2.4m x 4.9m (7' 10" x 16' 1") Metal up and over door, power point and light point.

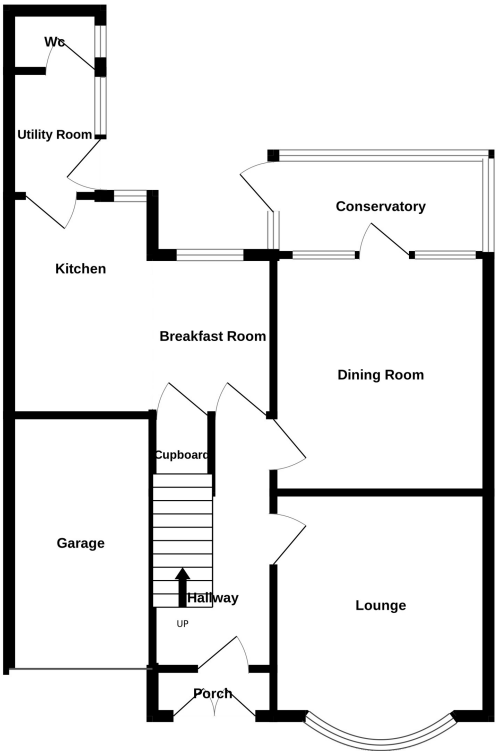
Outside

A block paved frontage leads to the attached garage and there is an enclosed rear garden with paved patio, fish pond and raised lawn area with borders, greenhouse and garden shed.

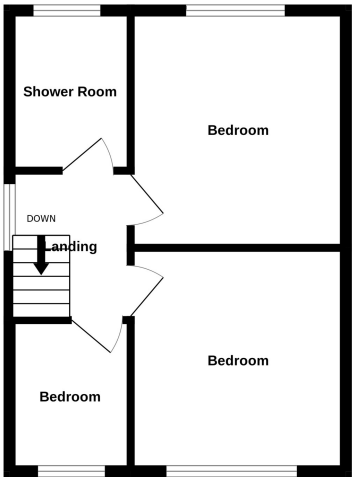
FLOORPLAN & EPC



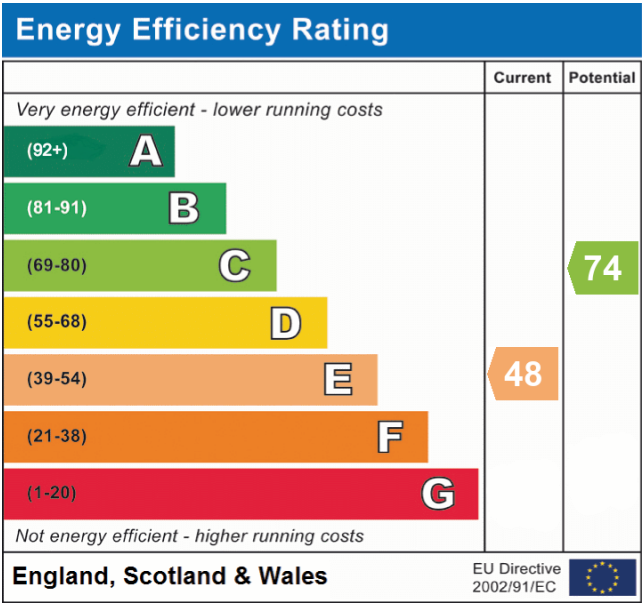
Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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