



68 Burland Avenue, Claregate, Wolverhampton, WV6 9JL

BERRIMAN
EATON

68 Burland Avenue, Claregate, Wolverhampton, WV6 9JL

A very well located three bedroom semi-detached property in need of modernisation to achieve its full potential

LOCATION

The house is situated on this highly popular road which is close to excellent local facilities with Newbridge and Tettenhall Village only a short distance away. Further extensive amenities are to be found within easy travelling distance at Wolverhampton City Centre and the area is well served by schooling in both sectors.

DESCRIPTION

68 Burland Avenue has been rented out over recent years and would now benefit from a scheme of renovation. The property benefits from double glazing and gas fired central heating, the boiler was replaced appropriately four years ago. There is a drive, a garage and an enclosed rear garden.

ACCOMMODATION

There is a double glazed PORCH with tiled floor and a glazed door with glazed and leaded side windows opening into the HALL with an understairs store cupboard with a light. The DINING ROOM has a double glazed bay window to the front and a coal effect gas fire set in a formal surround. The LOUNGE has a double glazed bay window with French door to the rear garden and a coal effect gas fire in a formal surround. The KITCHEN has a range of wall and base units with roll top working surfaces, sink and drainer, space for an under counter fridge, space for an electric cooker, space for a washing machine and a double glazed window and French door to the rear garden.

Stairs from the hall rise to the first floor landing with access to the loft and a double glazed window to the side. BEDROOMS ONE AND TWO are both double in size with double glazed windows. BEDROOM THREE is a good size for a house of this style and has a cupboard housing the gas fired Ideal central heating boiler. The BATHROOM has a white suite with a panelled bath with electric shower over, WC, pedestal wash basin, tiled floor, tiled walls and a double glazed window.

68 Burland Avenue sits behind a low rise wall which can be planted. There is a shaped lawn with a DRIVEWAY to one side leading to the GARAGE with an up and over door, concrete floor, electric light and power and a courtesy door to the REAR GARDEN with a paved patio to the rear of the property, shaped lawn and fencing to the borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£195,000

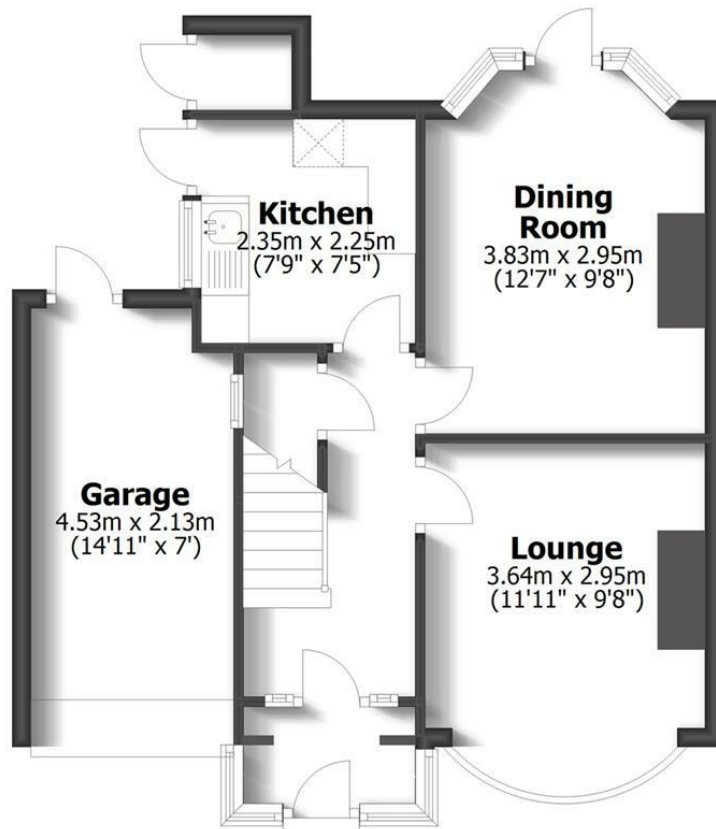
EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

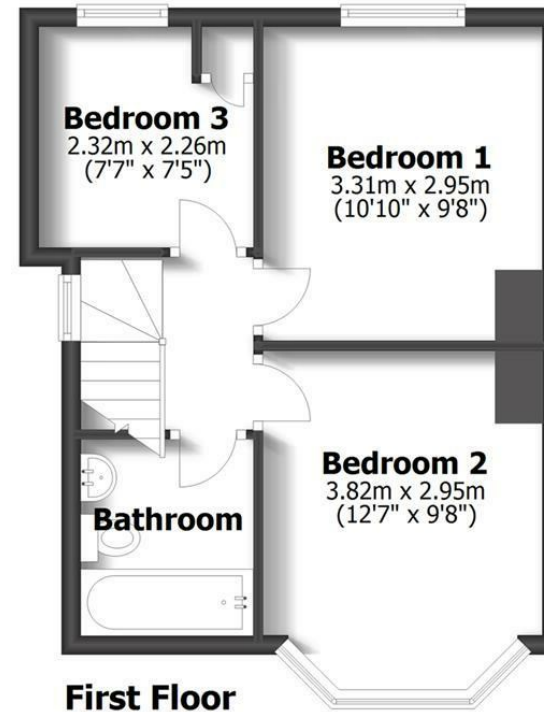


68 Burland Avenue
Claregate

HOUSE: 67.3sq.m. 724sq.ft.
 GARAGE: 10.0sq.m. 107.6sq.ft.
TOTAL: 77.3sq.m. 831.6sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

