



2c Blackburn Avenue, Claregate, Wolverhampton, WV6 9JN

BERRIMAN  
EATON

# 2c Blackburn Avenue, Claregate, Wolverhampton, WV6 9JN

A surprisingly spacious two bedroom semidetached property standing in a highly regarded residential address with the added benefit of no upward chain.

## LOCATION

The property comprises a two bedroom semi-detached property standing in a highly regarded residential location which stands within easy reach of a wide range of local facilities including excellent schooling. The further and more comprehensive amenities afforded by Tettenhall Village, Newbridge and the City Centre are all also within easy reach as are the picturesque open spaces of the Claregate playing fields and Tettenhall's Lower and Upper Greens.

## DESCRIPTION

2c Blackburn Avenue sits behind a block paved driveway. The property benefits from double glazed windows and gas central heating and has two double bedrooms, a bathroom, kitchen, lounge and dining room. The property is offered with no upward chain.

## ACCOMMODATION

A double glazed door opens into the PORCH with tiled flooring, a further double glazed door into the rear garden and a glazed window and door into the HALL having understairs storage cupboard and a door to the LOUNGE with a double glazed bay front window and coved ceiling. The KITCHEN has wall and base units with work surface and tiled splash back, stainless steel sink and drainer, space for appliances including a fridge, gas cooker and washing machine, there is a serving hatch to the dining room and a window overlooking to the rear garden. The DINING ROOM has sliding doors to the rear.

Stairs from the ground floor rise to the upper floor LANDING having two airing cupboards. BEDROOM ONE is a double room with a storage cupboard and double glazed rear window. BEDROOM TWO is a double room with double glazed front window and storage cupboard. The BATHROOM has a panelled bath with shower over, wash hand basin, WC, tiled walls and a double glazed window to the front elevation.

## OUTSIDE

The property is approached by a block paved DRIVEWAY providing off street parking, a paved pathway leads to the front door, gravelled area with shrubs and a GARAGE providing ample

storage space. The REAR GARDEN is laid to lawn with a paved patio and hedges to the rear.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

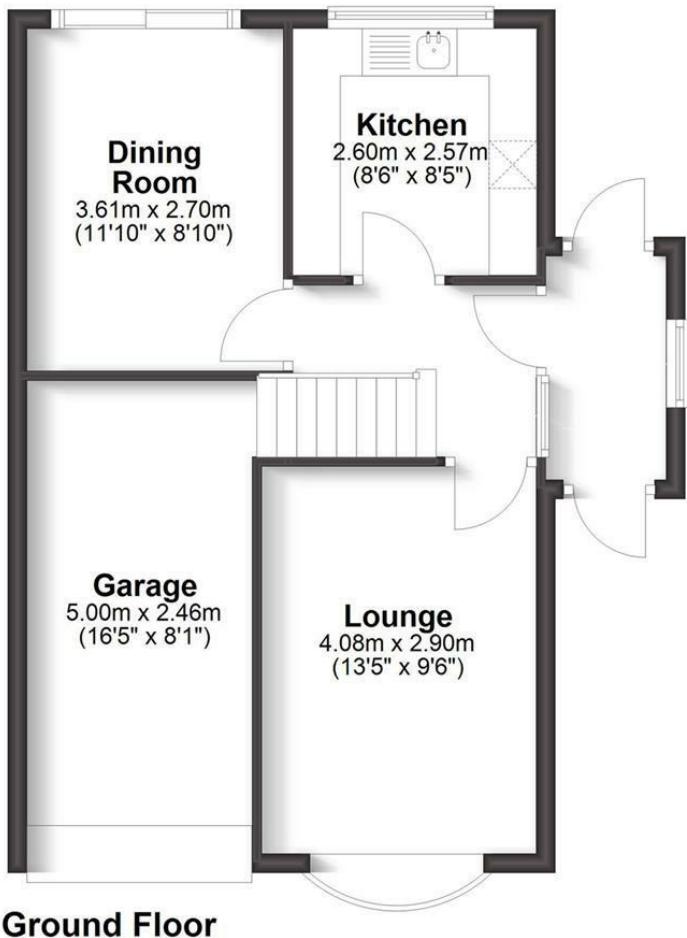
Offers Around  
£225,000

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.



## 2c Blackburn Avenue Claregate



**HOUSE:** 71.7sq.m. 772sq.ft.  
**GARAGE:** 10.6sq.m. 114sq.ft.  
**TOTAL:** 82.3sq.m. 886sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

