



106 Green Lane, Claregate, Wolverhampton, West Midlands, WV6 9HB

BERRIMAN  
EATON

# 106 Green Lane, Claregate, Wolverhampton, West Midlands, WV6 9HB

A well-presented three-bedroom semi-detached property occupying a corner plot in a popular residential area, benefitting from a large garden and a driveway.

No upward chain

## LOCATION

A superbly presented semi-detached residence situated in a well-established residential area, close to local amenities and within easy travelling distance of Wolverhampton city centre. Regular bus services are available and the area is well served by a variety of schools, both independent and maintained.

## DESCRIPTION

106 Green Lane comes with the benefit of no upward chain. This traditional three-bedroom semi-detached property comprises two reception rooms, a kitchen, a rear hall, three bedrooms and a bathroom. To the front is a driveway which extends around the side, providing additional off-road parking. The rear garden is low maintenance and features a patio area to the rear of the property. The property also benefits from double glazing and gas central heating.

## ACCOMMODATION

An arched open porch features a glazed door with leaded and coloured side windows, opening into the HALL, which has a double glazed window to the side and wiring for a wall light. The DINING ROOM has wood laminate flooring, a double glazed walk-in bay window and a cast iron fire with painted slips and a wooden surround.

The LOUNGE has a double glazed door set within a walk-in bay leading to the rear garden, along with a pebble electric fire set on a tiled hearth. The kitchen is fitted with a range of wall and base units with wood-effect roll-top working surfaces and tiled splashbacks. There is a four-ring gas hob with filtration unit above and an electric oven beneath. The sink and drainer are set into a double glazed bay window overlooking the side, and there is space for a washing machine. A door leads into the REAR HALL, which houses a wall-mounted gas-fired central heating boiler, space for a fridge freezer and a double glazed door to the rear garden.

Stairs with wooden balustrading rise to the first floor landing. BEDROOM ONE is a good-sized double room featuring a cast iron fire surround and a double glazed walk-in bay window to the front. BEDROOM TWO is also a double room with a double glazed window to the rear. BEDROOM THREE is a good size and features wood laminate flooring and a double glazed window to the front.

The BATHROOM comprises a panelled bath with shower over, wc, pedestal wash basin, part-tiled walls and a double glazed window to the rear.

## OUTSIDE

106 Green Lane is set behind a screened frontage with gravelled parking to the front and side, together with an area of lawn.

Gated side access leads to the REAR GARDEN, which features a brick paviour patio area and two separate areas of lawn, with fencing to the boundaries. There is also an external cold water supply.

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.

Tenure – the property is freehold.

Broadband – Ofcom checker shows standard, superfast and ultrafast services are available. Mobile data coverage is constantly changing; please use the property postcode and the Ofcom mobile coverage checker for the most up-to-date information. Ofcom provides an overview of availability; potential purchasers should contact their preferred supplier to confirm availability and speeds. The long-term flood defences website indicates a very low risk.

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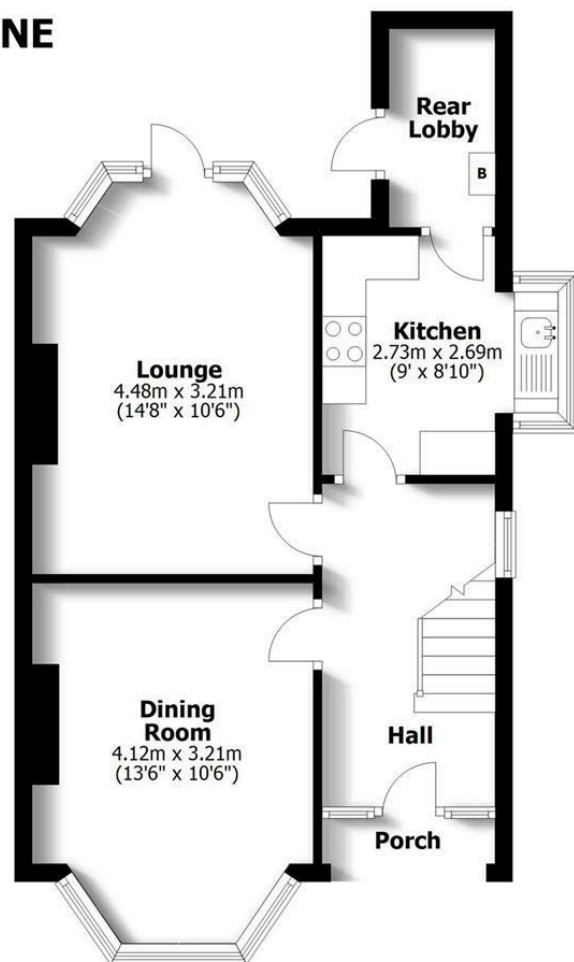
Offers Around  
£235,000

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.



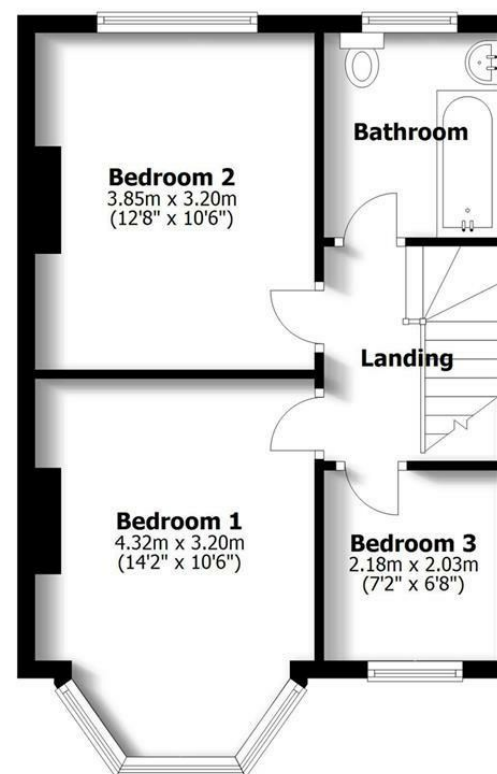
## 106 GREEN LANE CLAREGATE



**Ground Floor**

**TOTAL: 84.9sq.m. 914sq.ft.**

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



**First Floor**

