



Bartlams

44 Blakeley Avenue, Claregate, WV6 9HS

Offers Over £300,000

Imposing traditional-style semi of particularly attractive appearance, occupying impressive large corner plot within a highly popular neighbourhood. Spacious accommodation, significantly enlarged and upgraded, offering generously proportioned layout well suited to modern living. Porch and Hall; Superb 28ft Through Lounge / Dining Room; Breakfast Kitchen; Utility / Laundry; Four double Bedrooms; Bathroom featuring both corner bath and separate shower cubicle; Gas-fired central heating; Double glazed windows; Double-width garage plus extensive block-paved forecourt parking; Large rear garden with southerly aspect. Council tax band – C. EPC – D.

- EXTENDED FAMILY HOME.
 - 28FT LOUNGE/DINER.
 - 21FT DOUBLE GARAGE.
 - LARGE LANDING AREA.
- FURTHER POTENTIAL TO EXTEND SUBJECT TO PLANNING.
 - FOUR DOUBLE BEDROOMS.
 - UTILITY ROOM.
 - LARGE SOUTH FACING GARDEN.



Freehold
COUNCIL TAX BAND - C
EPC RATING - D

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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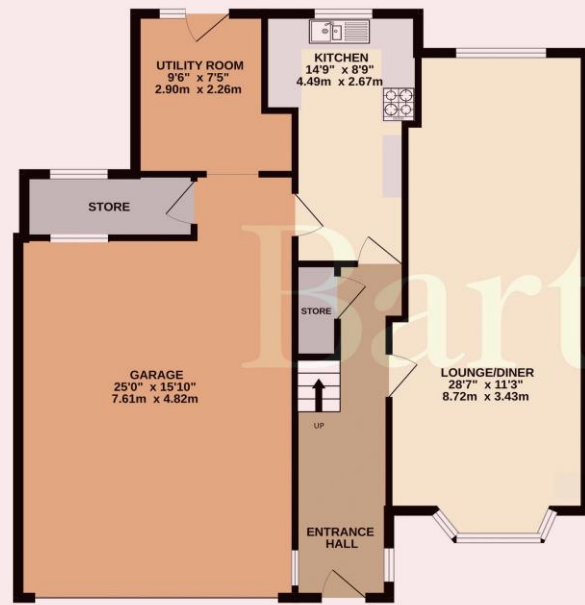


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Part exchange considered for a 3 bedroom home up to £300,000 in WV6

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Part exchange considered
For a 3 bedroom home
Up to £300,000
In WV6

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED:

DATE:

24 High Street TETTENHALL Wolverhampton West Midlands WV6 8QT
01902 759888
tettenhallsales@bartlams.co.uk
www.bartlams.co.uk



