



Bartlams.

7 Derby Avenue, Claregate - WV6 9JR
£235,000



7 Derby Avenue

Claregate, Wolverhampton

Situated in a popular residential area just off Blackburn Avenue, this well-presented and deceptively spacious semi-detached home on Derby Avenue has been thoughtfully maintained by the current owners. It is ideal for buyers seeking a property that's ready to move straight into.

Conveniently located within walking distance of a range of local amenities, including shops on Pendeford Avenue, a Tesco store, and both primary and secondary schools, the property offers a fantastic lifestyle opportunity in a sought-after setting.

Internally, the accommodation includes a reception porch leading into a welcoming entrance hall, a bright front living room with a feature bay window, and a stylish open-plan dining kitchen at the rear, complete with a bay French door opening onto the garden, perfect for entertaining or family living. The former garage has been professionally converted to create a highly versatile space, currently used as an additional reception room but equally suited as a guest bedroom, home office, or playroom. It also benefits from a wet room-style ensuite, which could easily be adapted into a utility room if preferred, with further access to the rear garden.



B.



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On the first floor, there are three well-proportioned bedrooms and a modern white-suite family bathroom. The principal bedroom features fitted wardrobes, while the second bedroom offers generous space for additional storage.

Externally, the home enjoys a private driveway providing off-road parking, and a landscaped, south-east facing rear garden offering a private and peaceful space ideal for outdoor relaxation or entertaining.

Superbly located for easy access to a wide range of facilities, including the amenities of Tettenhall Village, and only approximately 3 miles from the M54, this property is ideal for commuters and families alike.

Offered with no upward chain, this is a fantastic example of its type and should be viewed to be fully appreciated.



B.



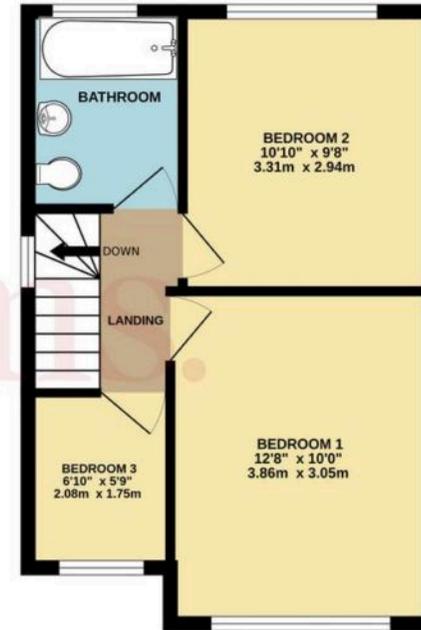




GROUND FLOOR



1ST FLOOR



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