



**38 BURLAND AVENUE**  
**WOLVERHAMPTON, WV6 9JL**

**OFFERS IN THE REGION OF £270,000**  
**FREEHOLD**

Well presented three bedroom semi-detached home situated in a sought after location close to a range of amenities including well regarded schools, shops and access to public transport with the wider amenities of Tettenhall Village and Wolverhampton City Centre only a short drive away. Set to the North West of Wolverhampton in popular Claregate, the property has been both well maintained and improved by the current owner and features spacious accommodation throughout comprising entrance porch, hallway, living room, dining kitchen, ground floor w.c, utility room, conservatory, three bedrooms, family bathroom and a pleasant enclosed garden. A driveway to the front provides off road parking for multiple vehicles.



# 38 BURLAND AVENUE

- Well Appointed Three Bedroom Semi-Detached Home
- Sought After Claregate Location
- Convenient For A Wide Range Of Amenities
- Driveway Providing Off Road Parking For Multiple Vehicles
- Ground Floor W.C and Utility Room
- Ideal For First Time Buyers Or Families Alike
- Council Tax Band B
- Pleasant Enclosed Rear Garden



## APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles.

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Radiator, staircase to the first floor landing and doors to the dining kitchen, living room and utility room.

## LIVING ROOM

Double glazed bay window to the front, vertical radiator and feature fireplace with Multi Fuel Stove.

## DINING KITCHEN

A particular feature of the property is the open plan dining kitchen which provides a space ideal for entertaining and features double glazed window to the side, radiator, ceiling down lighters, under stairs cupboard, feature brick fireplace with Multi Fuel Stove, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1½ sink and drainer unit with mixer tap. There is a built in electric oven and grill, 4 ring gas hob, integral dishwasher and space for a fridge freezer. Double doors provide access to the conservatory.

## CONSERVATORY

Double glazed windows to either side and the rear, tiled floor and double doors opening out to the rear garden.

## UTILITY ROOM

Double glazed obscure window to the rear, double

glazed obscure window to the front, radiator, ceiling down lighters and space for various household appliances including plumbing for a washing machine and outlet for a tumble dryer. Door to the ground floor w.c.

## GROUND FLOOR W.C.

Double glazed obscure window to the rear, close coupled w.c and pedestal wash hand basin with splash back tiling.

## FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

## BEDROOM ONE

Double glazed bay window to the front and built in wardrobes.

## BEDROOM TWO

Double glazed window to the rear and built in wardrobes.

## BEDROOM THREE

Versatile room currently being used as an office. Double glazed window to the front.

## BATHROOM

Double glazed obscure window to the rear, tiled walls, towel rail, ceiling down lighters and suite comprising close coupled w.c, wash hand basin with vanity units beneath and panelled bath with shower above.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with paved patio areas, two raised decked seating areas and a lawn beyond. A side gate provides access to the front.

## PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available.

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link

for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

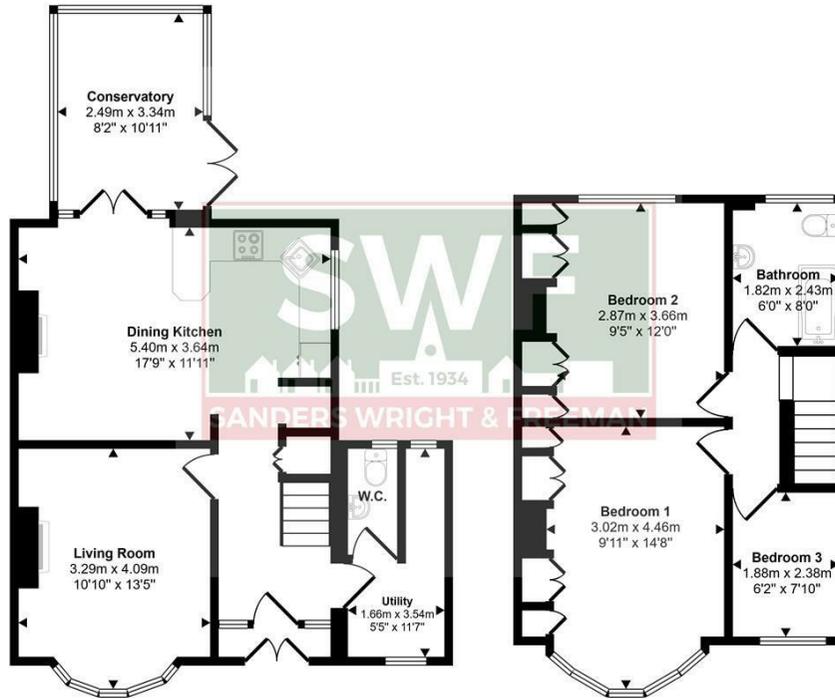
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

## 38 BURLAND AVENUE



Approx Gross Internal Area  
98 sq m / 1053 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
13 Waterloo Road  
Wolverhampton  
West Midlands  
WV1 4DJ

01902 575555  
enquiries@swfestateagents.co.uk  
www.swfestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements