



Connells

Merridale Road
Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this three bedroom mid-terraced family home situated on a popular residential road in Merridale and is suitable for first time buyers, investors and families. This property also has the added benefit of boasting no onward chain.

Internally the property comprises of entrance hallway, two reception rooms used as a front sitting area and lounge, kitchen to rear with an adjoining ground floor bathroom. On the first floor there are three generously sized bedrooms.

Externally there is a low maintenance rear garden.

Location And Area

Situated on the popular Merridale Road just a stone's throw away from Bantock Park and close to Chapel Ash and popular West Park. This up and coming and improving area offers fantastic potential for buy to let or a family looking a spacious accommodation. Bus routes to Wolverhampton City centre are also relatively close by along with a selection of local schooling.

Approach

Set back from the roadside with door to main accommodation.

Entrance Hall

Radiator, doors to two reception rooms.

Reception Room/ Bedroom Four

11' 2" max x 7' 7" max (3.40m max x 2.31m max)

Double glazed window to front, ceiling light point.

Lounge

12' 10" max x 10' 10" max (3.91m max x 3.30m max)

Double glazed window to rear, ceiling light point, radiator, storage area, doors to staircase, kitchen and hallway.

Kitchen

12' 3" x 6' 8" (3.73m x 2.03m)

Matching wall and base units with stainless steel sink and drainer with mixer taps, integrated oven, four ring gas hob, extractor hood above, plumbing point for dishwasher, space for fridge freezer, double glazed window to side, ceiling spotlights, doors to lounge and lobby.

Lobby

Ceiling light point, plumbing point for a washing machine, wall mounted boiler, door to ground floor bathroom.

Ground Floor Bathroom

Panelled bath with shower over, wash hand basin units, low flush wc, ceiling light point, tiled walls, radiator, double glazed windows to side and rear.

First Floor Landing

Doors to all bedrooms.

Bedroom One

11' 2" max x 10' 10" max (3.40m max x 3.30m max)

Double glazed window to front, storage cupboard, ceiling light point, radiator, open grate fire place

Bedroom Two

12' 3" max x 7' 9" max (3.73m max x 2.36m max)

Double glazed window to rear, ceiling light point and radiator.

Bedroom Three

13' 6" max x 7' 2" max (4.11m max x 2.18m max)

Double glazed window to rear, ceiling light point and radiator.

Outside Rear

Right of access passageway with a paved rear garden.









Total floor area 80.1 m² (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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