

Connells

Merridale Avenue
Merridale Wolverhampton

Merridale Avenue
Merridale Wolverhampton WV3 9RE

for sale offers in the region of
£245,000







Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring the market third deceptively spacious three bedroom semi detached family home situated in a popular residential location boasting NO ONWARD CHAIN and sits opposite Wolverhampton Grammar school. Viewing is highly recommended, call Connells today to book your viewings.

Internally the property comprises of an entrance hall leading into a spacious lounge, dining room/sitting room and to the rear is a well appointed kitchen. Heading to first floor there are three bedrooms and bathroom. Outside to front is ample off road parking and to the rear is a well presented rear garden.

The Location & Area

The property is situated in the Merridale area of Wolverhampton close to good schools, shops and other local amenities with the attractive view of the historical site of Wolverhampton Grammar School and its lawned playing fields, Wolverhampton City Centre and University are within close proximity and within easy access both by walking or city transport.

Approach

Set back from the roadside behind ample off road parking and front garden area.

Entrance Hall

Stained glass window to the side, stairs rising to the first floor, storage cupboard, central heating radiator, ceiling light point, doors to lounge and dining room.

Lounge

14' 5" max x 12' 5" max (4.39m max x 3.78m max)

Double glazed bay window to the front, double glazed window to the side, ceiling light point, central heating radiator, wall mounted gas fireplace.

Dining Room

12' 5" to bay x 11' max (3.78m to bay x 3.35m max)

Double glazed bay window to the side, central heating radiator, ceiling light point, gas fireplace and doors leading to the entrance hallway and kitchen.

Kitchen

10' 8" x 9' 4" (3.25m x 2.84m)

Matching wall and base units with integrated electric oven, four ring gas hob with extractor above, composite one and a half sink and drainer with a mixer tap, part tiled walls, plumbing point for a washing machine, space for a fridge, wall mounted boiler, double glazed window to the rear and doors leading to the rear garden and dining room.

First Floor Landing

Cupboard housing the water tank, loft access, central heating radiator, wall light, doors to various rooms.

Bedroom One

14' 5" x 12' 5" into wardrobe (4.39m x 3.78m into wardrobe)

Double glazed bay window to the front, two ceiling light points, fitted wardrobes, central heating radiator.

Bedroom Two

11' 1" max x 9' 4" max (3.38m max x 2.84m max)

Double glazed window to the side, ceiling light point and fitted wardrobes.

Bedroom Three

10' 8" x 6' 5" (3.25m x 1.96m)

Double glazed window to the rear, ceiling spotlights, central heating radiator.

Bathroom

Panelled bathtub with shower over, wash hand basin, low flush wc, part tiled walls, wall mounted heater, ceiling light point, central heating radiator, double glazed window to this side.

Outside Rear

Patio area with lawn and paved path, timber fencing and side gate.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



















Total floor area 91.6 m² (986 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

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336625

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.