



MERRICK ROAD, WOLVERHAMPTON, WV11 3NU

FOR SALE  
£185,000



#### Ground Floor

##### Entrance Porch

Enter via a uPVC/double glazed front door and having uPVC/double glazed windows to the front and side aspects and a door opening to the hall.

##### Hall

Enter the property via a timber/glazed front door and having a ceiling light point, a central heating radiator with a decorative cover fitted, laminate flooring, a carpeted stairway leading to the first floor and doors opening to the lounge and the dining room.

##### Lounge

**11' 11" x 17' 10" (3.63m x 5.43m)**

Having two uPVC/double glazed windows to the rear aspect, a coved ceiling with two ceiling light points, a central heating radiator with a decorative cover fitted, laminate flooring, a television aerial point, a storage cupboard and a door opening to the kitchen.

##### Dining Room

**10' 5" x 11' 3" (3.17m x 3.43m)**

Having a uPVC/double glazed bow window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator and laminate flooring.

##### Kitchen

**19' 7" x 6' 1" (5.96m x 1.85m)**

Being fitted with a range of wall, base and drawer cabinets with laminate work surface over and having a uPVC/double glazed window to the rear aspect, two ceiling light points, a central heating radiator with a decorative cover fitted, tiled flooring, a one and a half bowl sink with mixer tap fitted and a drainer unit, a built-under electric oven with an electric hob and a stainless steel chimney style extraction unit over, plumbing for a washing machine, space for a tumble dryer, space for an upright fridge/freezer and two uPVC/double glazed doors one to the front aspect opening to the driveway and one to the rear aspect opening to the garden.



## First Floor

### Landing

Having an obscured window to the side aspect, a ceiling light point, carpeted flooring, access to the loft space and doors opening to both bedrooms and the family bathroom.

### Bedroom One

**10' 0" max x 14' 6" (3.05m max x 4.42m)**

Having two uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a storage cupboard.

### Bedroom

**Two 10' 2" x 10' 8" (3.10m x 3.25m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with under-sink storage, fully tiled walls, vinyl flooring, an extraction unit and a bath with a thermostatic shower over and a glass shower screen installed.

## Outside

### Front

Having a large gravel driveway suitable for parking multiple vehicles, a low-level hedge, low-level wooden fencing and a block-paved pathway leading to the front entrance.

### Rear

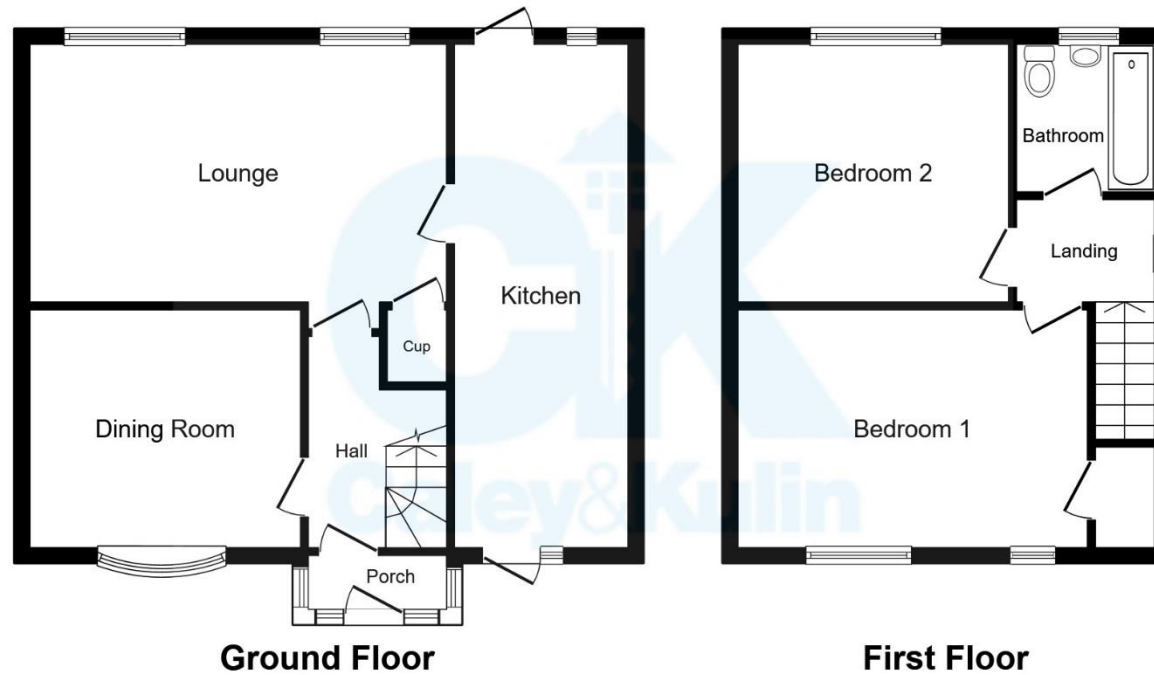
Being mainly lawn and having a patio area, a wooden shed, a decorative gravel border, security lighting and a cold-water tap.







\* A beautifully presented, two-bedroom family home \*



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**Council Tax Band:** B

**EPC Rating:** Awaiting EPC

**Tenure:** Freehold

**Version:** CK1714/001



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