



**Connells**

Merridale Road  
Merridale Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this fantastic and charming CHAIN FREE character property. This property MUST be viewed in order to appreciate the property on offer.

Internally the property proportioned and comprises of a delightful entrance hall with feature Minton tiled flooring, lounge, dining room, large open plan kitchen diner, utility, small pantry cupboard currently used as storage, cellar, three large bedrooms and family bathroom. Externally there is small vehicular access and enclosed rear garden.

### The Location & 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.

### Entrance Hall

Door to front, Minton tiled flooring, central heating radiator, doors to various rooms

### Lounge

11' 9" x 14' 8" max ( 3.58m x 4.47m max )

Bay window to front, open fire with feature tiling, picture rail, central heating radiator, door to entrance hall.

### Dining Room

12' x 11' ( 3.66m x 3.35m )

Window to front, central heating radiator, feature fireplace, door to entrance hall.

### Kitchen

22' 4" x 10' 9" ( 6.81m x 3.28m )

Two double glazed windows to side, a range of feature wall and base units with work surfaces, integrated electric oven with gas hob, extractor fan, feature tiled flooring, door to entrance hall, space for dining table.

### Utility

5' 1" x 5' ( 1.55m x 1.52m )

Plumbing for washing machine.

### Small Pantry Cupboard

Glazed window to rear, door to entrance hall.

### Cellar

Stairs to cellar area

### First Floor Landing

Feature wooden handrails, doors to various rooms.

### Bedroom One

11' x 12' ( 3.35m x 3.66m )

Sash window to front, central heating radiator, door to first floor landing.

### Bedroom Two

12' 8" x 10' 9" ( 3.86m x 3.28m )

Window, cast iron fireplace, central heating radiator, feature walk-in wardrobe, door to first floor landing.

### Walk-In Wardrobe

8' 7" x 7' 2" ( 2.62m x 2.18m )

This room has various usage options and could be converted to a large en-suite bathroom.

### Bedroom Three

11' 9" x 14' 9" ( 3.58m x 4.50m )

Window to front, cast iron fireplace, door to first floor landing.

### Family Bathroom

Sash window to front, panelled bath, low flush toilet, pedestal sink, loft access, door to first floor landing.

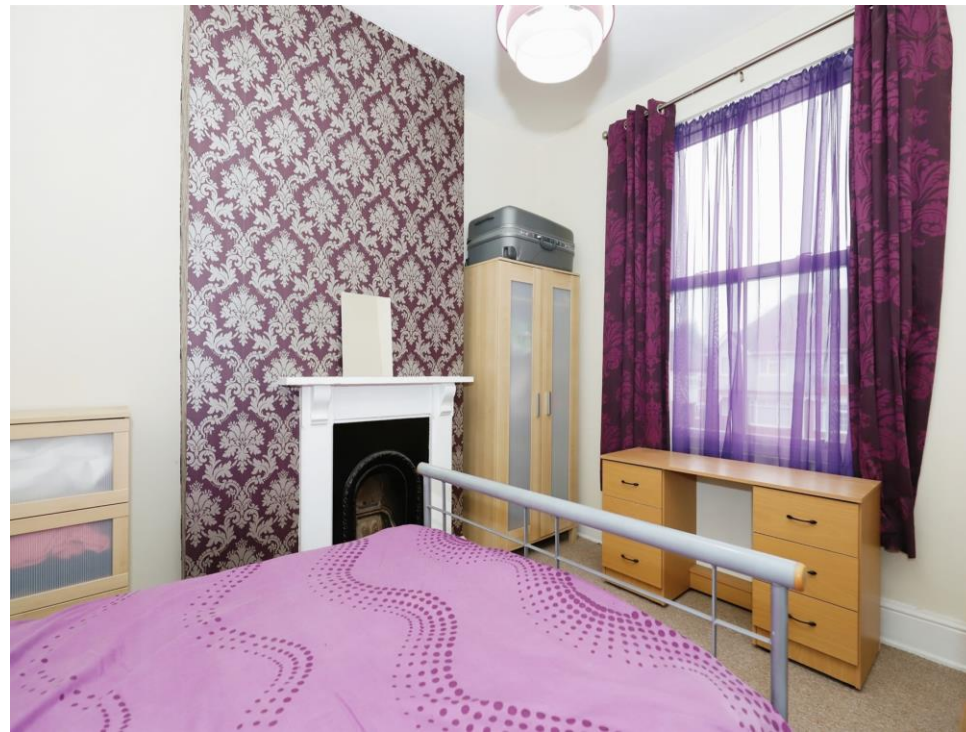
### Outside Front

Small courtyard style area with side gated access (currently used to park a vehicle).

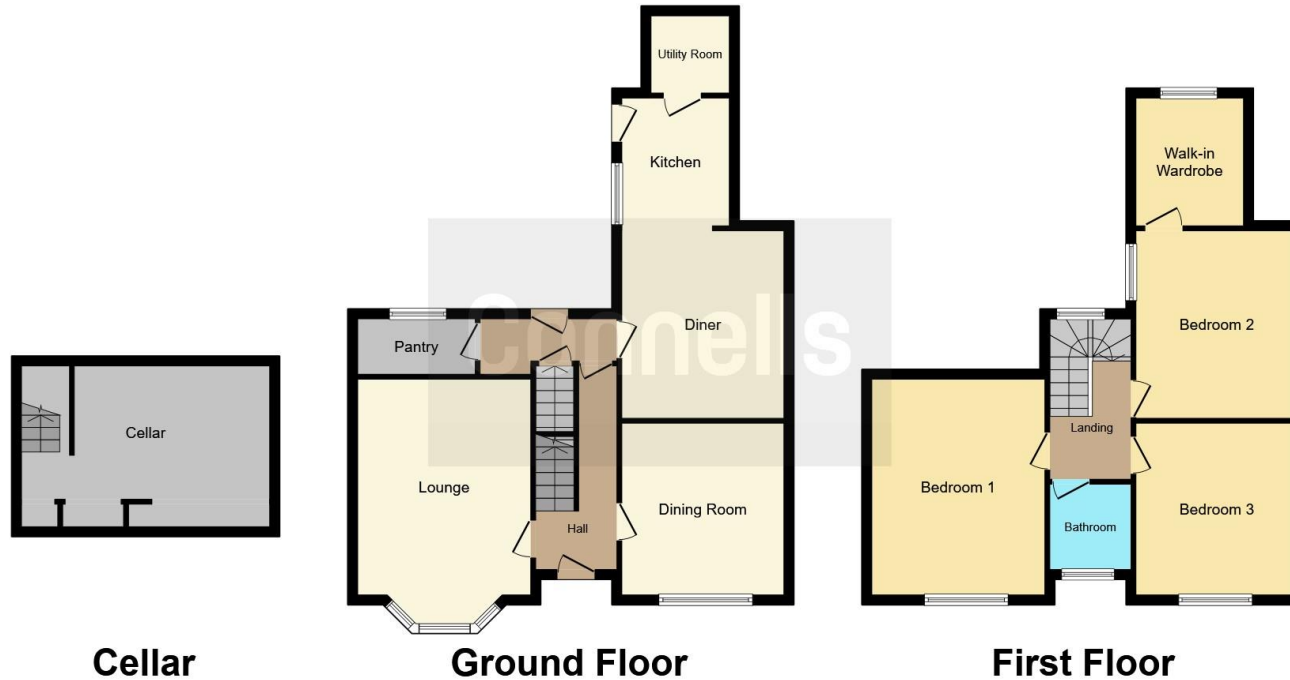
### Outside Rear

Large lawned area, a range of plants, trees, and shrubs, separate tarmac courtyard area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**

**view this property online [connells.co.uk/Property/WVH326002](http://connells.co.uk/Property/WVH326002)**

Tenure: Freehold



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