



Connells

Woodland Crescent
Merry Hill Wolverhampton

Woodland Crescent Merry Hill Wolverhampton WV3 8AS

for sale offers in excess of
£340,000



Property Description

Connells Wolverhampton have the delight to bring to the market this significantly extended and improved four bedroom semi detached family property in a popular residential cul-de-sac location. Having extensions to rear and side by the current owners, this property is a spacious and grand family home.

The property comprises of entrance porch, entrance hall, large entertainment style lounge diner, sitting room, kitchen and downstairs wc. On the first floor there are four bedrooms, en-suite shower room and family bathroom. Externally there is a garage, large driveway to front and a generous enclosed rear garden ideal for families.

The Location & Area

Ideally situated on the outskirts of Wolverhampton City Centre. The property benefits from access to high street shops, amenities, leisure facilities and commuting links which offer rail and bus routes both nationally and locally. Within the local area there are a range of shops, amenities and schools.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to entrance porch, stairs to first floor landing, doors to various rooms.

Lounge Diner

26' 9" x 9' 8" (8.15m x 2.95m)

Double glazed bay window to front, gas fire, two doors to entrance hall, door to sitting room.

Sitting Room

14' 10" x 10' 8" (4.52m x 3.25m)

Double glazed windows, French doors to rear garden, gas fire, door to kitchen, door to lounge diner.

Kitchen

9' 8" x 12' 8" (2.95m x 3.86m)

Double glazed window to rear, double glazed door to side, a range of wall and base units with space for cooker, inset sin, space for various appliances.

Downstairs W.C

Low flush toilet, door to entrance hall.

First Floor Landing

Doors to various rooms, loft access.

Bedroom One

14' 4" x 9' 5" (4.37m x 2.87m)

Double glazed window to front, central heating radiator, door to en-suite, door to first floor landing.

En-Suite

Double glazed window to front, corner shower, low flush toilet, vanity sink, door to Bedroom One.

Bedroom Two

12' 8" x 9' 5" (3.86m x 2.87m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

13' 1" x 8' 2" (3.99m x 2.49m)

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

Bedroom Four

11' 5" x 6' 6" (3.48m x 1.98m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Garage

18' x 8' 2" (5.49m x 2.49m)

Up and over door to front, lighting, power.

Outside Front

Large concrete print driveway providing ample off road parking, side gated access leading to the rear garden.

Outside Side

Courtyard style garden.

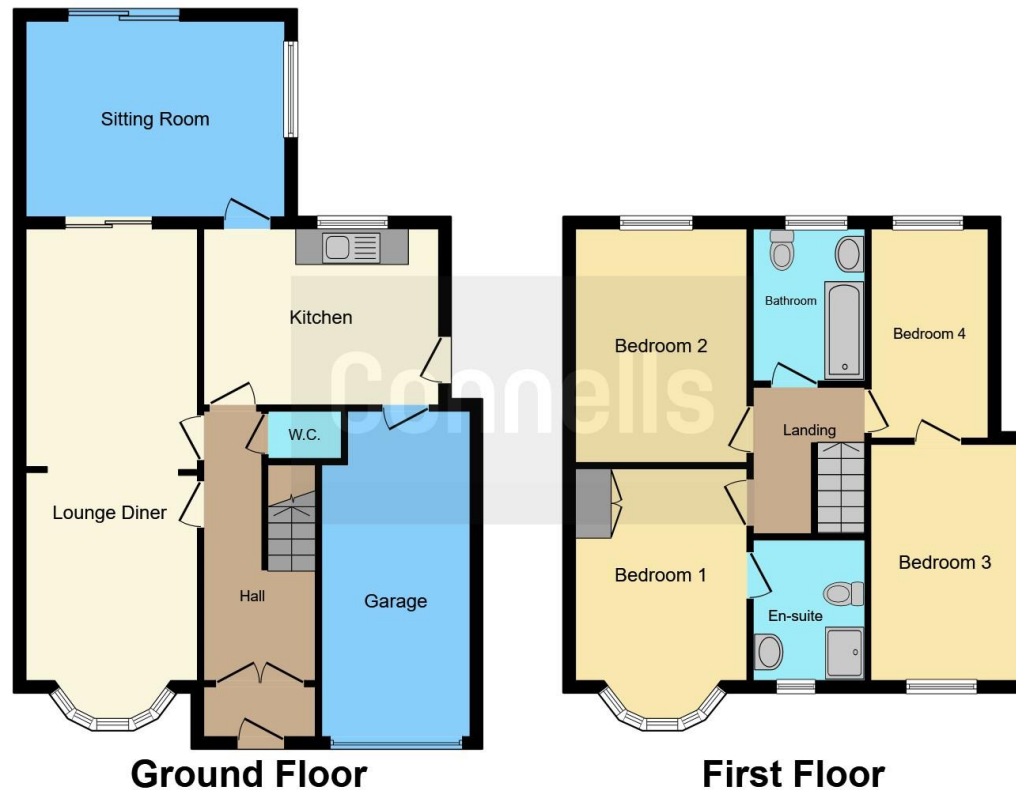
Outside Rear

Large paved patio area, lawned area, planter beds, mature plants, trees and shrubs, vegetable patch to rear.









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.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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