



Connells

Grendon Gardens
Merry Hill Wolverhampton



Property Description

Connells Wolverhampton have the delight of bringing to the market this detached three bedroom extended family property in a cul-de-sac location. Internally the property is in a good move in condition and should be viewed in order to fully appreciate.

The property comprises of an entrance hall, large entertainment style lounge with adjoining dining room, modern fitted kitchen with downstairs wc and utility area. On the first floor there are three generously proportioned bedrooms and a separate shower room. Externally there is a garage, side gated access and a large driveway to front. To there rear there is a enclosed low maintenance garden.

Location And Area

Situated just off the popular Coalway Road, fantastic selection of sort after local schooling nearby, property is situated in a cul-di-sac location, which has links to local schools and bus routes to Wolverhampton City Centre.

Entrance Hall

Double glazed door to front, stairs access, radiator, storage cupboard, solid wood flooring, door to living room.

Living Room

18' x 11' (5.49m x 3.35m)
Gas fire, radiator, door to entrance hall, open to dining room.

Dining Room

6' 4" x 10' 8" (1.93m x 3.25m)
French doors to the rear garden, electric radiator. open to lounge, door to kitchen.

Kitchen

17' 3" x 7' 8" (5.26m x 2.34m)
Double glazed window to rear, radiator, range of wall and base units with a range of wall and base units with a one and a half drainer sink, inset electric oven, hob and extractor, plumbing for a washer, plumbing for a dishwasher, seating area, door to utility/ downstairs wc.

Utility

8' x 4' 5" (2.44m x 1.35m)
Range of work surfaces with space for various appliances, doors to downstairs wc, door to garage.

Downstairs Wc

Low flush toilet, wash hand basin with a vanity sink, door to utility room.

First Floor Landing

Doors to various rooms.

Bedroom One

11' x 12' 2" (3.35m x 3.71m)

Double glazed window to rear, door to landing, fitted wardrobe, radiator.

Bedroom Two

12' 7" x 8' (3.84m x 2.44m)

Double glazed window to front, fitted wardrobe, radiator, storage cupboard with ladder loft access.

Bedroom Three

9' 5" x 7' 7" (2.87m x 2.31m)

Double glazed window to front, fitted wardrobe, radiator, door to landing.

Shower Room

Double glazed window to rear, radiator, pedestal sink, electric shower in a cubicle, door to landing.

Garage Storage Area

11' x 7' 8" (3.35m x 2.34m)

Door to front, light and power, door to utility.

Outside Front

Large tarmac driveway with a highly landscaped feature front garden.

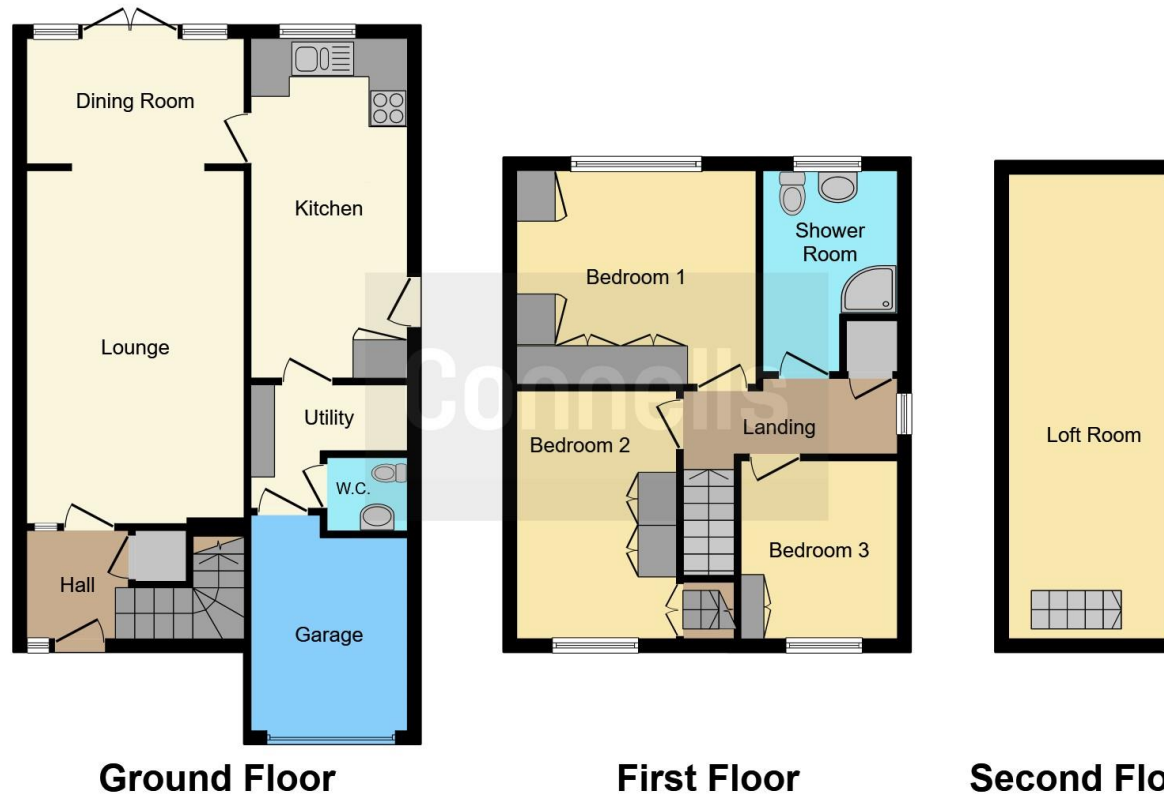
Outside Rear

Good sized enclosed rear garden, mostly slabbed offering low maintenance by a range of panelled fencing and planter beds.









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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Tenure: Freehold



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