



**Connells**

Owen Road  
Merridale Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure of bringing to the market this exceptionally large and spacious three bedroom mid-terraced property close to Wolverhampton City Centre. Internally the property has large dimensions and should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, dining room, kitchen, three bedrooms and a family bathroom. Externally there is a large enclosed rear garden with shared side access, small courtyard style garden to front.

Viewing is highly recommended to fully appreciated the accommodation on offer,

### Location And Area

Located in close proximity to Merridale Primary School it presents an excellent choice for families with young children. Additionally, the nearby West Park Rehabilitation Hospital ensures convenient access to healthcare facilities. Wolverhampton City Centre is also a short commute away, which offers excellent transport links, shops and amenities.

### Entrance Hall

Double glazed door to front, doors to various rooms.

### Lounge

13' 4" x 10' 5" ( 4.06m x 3.17m )  
Double glazed window to front, radiator, door to entrance hall.

### Dining Room

12' x 12' 10" ( 3.66m x 3.91m )  
Double glazed window to rear, radiator, door to entrance hall, door to kitchen, stairs access.

### Kitchen

11' 4" x 8' ( 3.45m x 2.44m )  
Double glazed window to rear, range of wall and base units, space for various appliances, door to bathroom.

### Bathroom

Panelled bath, radiator, low flush toilet, double glazed window to side, door to kitchen.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 5" x 13' 10" ( 3.48m x 4.22m )

Double glazed window to front, radiator, storage cupboard, door to landing.

## Bedroom Two

12' 2" x 14' ( 3.71m x 4.27m )

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

## Bedroom Three

11' 5" x 8' ( 3.48m x 2.44m )

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

## Outside Front

Small courtyard style garden with shared side access leading to a large enclosed rear garden.

## Outside Rear

Overgrown rear lawned garden.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329985](http://connells.co.uk/Property/WVH329985)**



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