



**Connells**  
connells.co.uk 01802 710 170  
**FOR SALE**

**Connells**

Mercer Grove  
Wednesfield Wolverhampton



### Property Description

Connells Award Winning Estate Agents in Wolverhampton are offering for sale this pleasantly presented and chain free semi-detached home situated on a popular cul-de-sac location.

Externally this home has ample off road parking with a garage to side and a beautiful rear garden.

Internally there is an entrance porch, spacious lounge, dining area with adjoining kitchen area and utility. The first floor has three bedrooms and a fitted family bathroom.

For further details please contact Connells.

### Location And Area

Situated on the popular Springhill Estate close to Linthouse Lane which offers fantastic commuting access to the M54 and M6 motorways. Popular schooling can be found nearby as well as doctors, dentists, public houses and eateries. Popular shopping can be found within Wednesfield and Bentley Bridge Retail Park, New Cross Hospital is also conveniently located in close proximity.

### Entrance Porch

Double glazed door to front access, double glazed windows to front, door to lounge.

### Lounge

17' into recess x 12' ( 5.18m into recess x 3.66m )

Double glazed bow window to front, door to porch, stairs to first floor landing, door to dining room, gas fire with fitted surround and central heated radiator.

### Dining Room

11' x 8' 1" ( 3.35m x 2.46m )

Double glazed window over looking the rear garden, archway leading to the kitchen, door to lounge, Central heated radiator, part feature panelled walls.

### Kitchen

8' x 10' 5" ( 2.44m x 3.17m )

Double glazed window to rear, door to utility, range of wall and base units with roll top worksurfaces. Bosch oven and grill, separate hob and extractor hood, ceramic sink, spotlights to ceiling, archway leading to the dining area.

### Utility

7' 7" x 8' 6" ( 2.31m x 2.59m )

Double glazed door to rear access, door to kitchen, door to garage, wall and base units, wall mounted Worcester boiler, plumbing for automatic washing machine.



## First Floor Landing

Loft access, part boarded, pull down ladders and lighting, stairs to the ground floor, doors to various rooms.

## Bedroom One

11' 2" x 10' 7" into wardrobe ( 3.40m x 3.23m into wardrobe )

Double glazed window to rear, built in wardrobes, spotlights to ceiling, radiator, door to lading.

## Bedroom Two

9' 2" x 12' 3" into wardrobe ( 2.79m x 3.73m into wardrobe )

Double glazed window to front, built in wardrobes, radiator, door to lading.

## Bedroom Three

9' into wardrobe x 7' 4" ( 2.74m into wardrobe x 2.24m )

Double glazed window to front, built in wardrobes, radiator, door to lading.

## Bathroom

Double glazed window to rear, panelled bath, walk in shower area low flush toilet, pedestal wash hand basin, central heated radiator, tiled floor and tiled walls.

## Outside Front

Pleasant frontage with block paved off road parking with a brick built wall and iron fencing, feature round paved area with a selection on trees, plants and shrubs, open canopy to front.

## Outside Rear

Block paved patio area, steps leading to a lawned area, a beautiful selection of trees, plants and shrubs, wooden built shed.

## Garage

16' 4" x 7' 9" ( 4.98m x 2.36m )

Door to utility, double opening doors to front access.

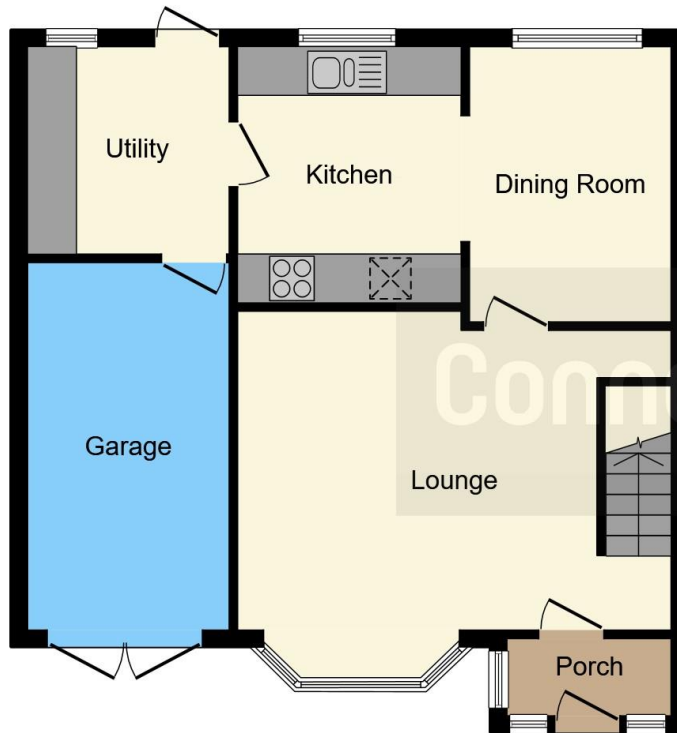
## Agents Note

Lee Cooke, Senior Local Director of Connells Wolverhampton is recommending viewing to appreciate this chain free semi-detached home on offer.

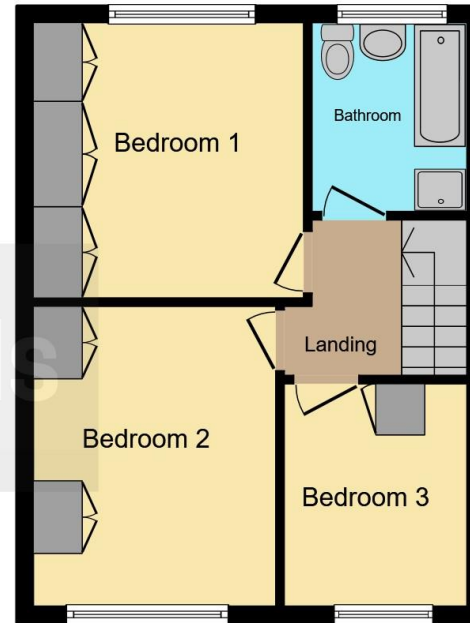








**Ground Floor**



**First Floor**

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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH330478](http://connells.co.uk/Property/WVH330478)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH330478 - 0002