



**Connells**

Yew Street  
Merridale Wolverhampton



### Property Description

Connells Wolverhampton are pleased to bring to the market this well presented and spacious two bedroom semi detached property close to Wolverhampton City centre. The property is size an ideal first time purchase or for down sizing.

The property comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally there is a large driveway, front garden with size access and a large enclosed rear garden.

### The Location & Area

Situated to the outskirts of Wolverhampton City centre the property is ideally situated by a host of excellent schools, amenities and shops with West Park hospital only a short drive away. Wolverhampton City centre itself offers a range of high street shops, amenities and leisure facilities along with excellent transport links including the rail and bus station, which offers both local and national services.

### Entrance Hall

Door to front, central heating radiator, doors to various rooms.

### Lounge

14' 3" x 13' ( 4.34m x 3.96m )

Double glazed window to rear, double glazed door to rear, central heating radiator, door to entrance hall.

### Kitchen

8' x 6' ( 2.44m x 1.83m )

Double glazed window to front, a range of wall and base units, space for various appliances, inset oven, door to entrance hall.



## First Floor Landing

Double glazed window to side, doors to various rooms.

## Bedroom One

9' 6" x 9' 9" ( 2.90m x 2.97m )

Double glazed window to front, central heating radiator, fitted wardrobe, opening to landing.

## Bedroom Two

6' 7" x 10' ( 2.01m x 3.05m )

Double glazed window to rear, central heating radiator, open to landing.

## Bathroom

Double glazed window to rear, panelled bath, low flush toilet, heated towel rail, door to first floor landing.

## Outside Front

Lawned garden area, large tarmac driveway to front and side.

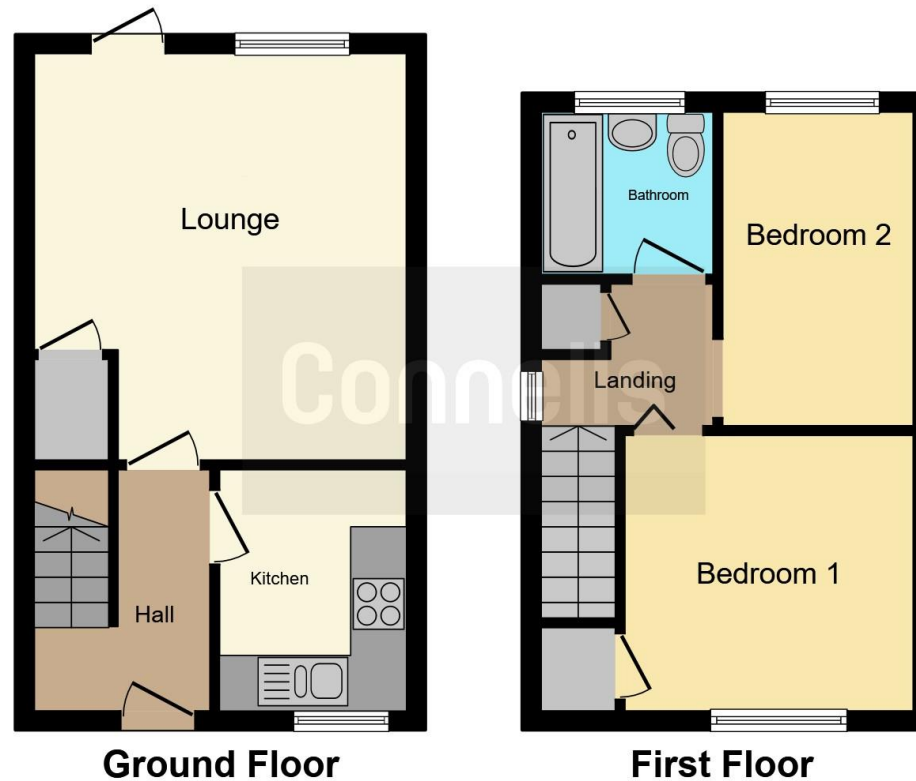
## Outside Rear

Good size enclosed garden with lawned area, surrounding panel fencing.









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)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH330443](http://connells.co.uk/Property/WVH330443)**

Tenure: Freehold



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