



**Connells**

Oak Street  
Merridale Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this well presented three bedroom link detached family property in a popular cul-de-sac location. Benefiting from a side extended part of the property that comprises of three reception rooms and a downstairs wet room this property would make the ideal conversion for annex style living.

The property comprises of entrance porch, entrance hall, entertainment style lounge diner, kitchen, three side reception rooms/potential annex and a downstairs wetroom. On the first floor there are three bedrooms and a separate family bathroom. Externally there is a large driveway to front, enclosed low maintenance rear garden ideal for those with families.

### Location And Area

Set to the south west of Wolverhampton City Centre in the Merridale area ideally located for access to all the amenities and shopping facilities the city has to offer. Wolverhampton Rail Station is a short distance away as well as West Park Hospital.

### Entrance Porch

Door to entrance hall, double glazed door to front, double glazed window to side.

### Entrance Hall

Door to entrance porch, doors to various rooms.

### Entertainment Lounge Diner

19' 5" x 14' 9" ( 5.92m x 4.50m )

Two double glazed windows to rear, double glazed window to side, radiator, electric fire, door to entrance hall.

### Kitchen

8' 10" x 9' 10" ( 2.69m x 3.00m )

Double glazed window to front, stainless steel drainer sink, plumbing for a washing machine, space for a fridge freezer, breakfast bar area, oven, hob and extractor, pantry cupboard, door to entrance hall.

### Side Annex Style Accommodation

#### Area One

7' 10" x 9' 8" ( 2.39m x 2.95m )

Double glazed window to rear, double glazed door to rear, door to side, open to area two.

#### Area Two

8' 10" x 8' 9" ( 2.69m x 2.67m )

Door to downstairs wet room, open to area one and door to area three.

#### Area Three

11' x 8' ( 3.35m x 2.44m )

Double glazed window to front, double glazed door to front, radiator, door to area two.

### Downstairs Wet Room

Low flush toilet, extractor fan, electric shower, door to area two.

### First Floor Landing

Double glazed window to side, doors to various rooms.

### Bedroom One

8' 11" x 8' ( 2.72m x 2.44m )

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

### Bedroom Two

10' 9" x 8' 2" ( 3.28m x 2.49m )

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

### Bedroom Three

7' 11" x 6' 5" ( 2.41m x 1.96m )

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

### Bathroom

Double glazed window to front, panelled bath, pedestal sink, low flush toilet, heated towel rail, mixer shower, door to landing.

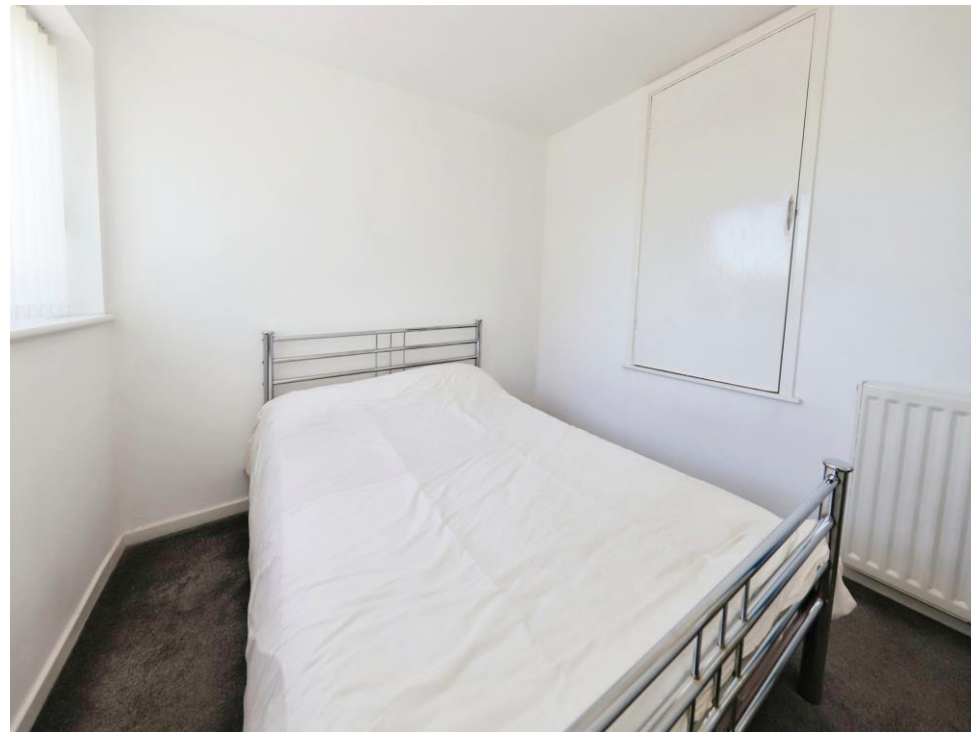
### Outside Front

Large driveway offering ample off road parking.

### Outside Rear

Enclosed low maintenance rear garden with artificial lawned area.









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/WVH330670](http://connells.co.uk/Property/WVH330670)**

Tenure: Freehold



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