



**Connells**

Telford Gardens  
Merry Hill Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this three bedroom end terrace property in a popular location. Benefiting from being in a cul-de-sac location, this property offer an abundance of internal and external space

The property comprises of entrance hall, lounge, kitchen diner, three bedroom and family bathroom. Externally there is front and rear gardens and garage.

### The Location & Area

Situated in a popular cul-de-sac location within the popular area of Merry Hill. There is a fantastic selection of local shopping nearby along with a wonderful selection of junior and senior schools. Bus routes to Wolverhampton City centre are also relatively close by.

### Entrance Porch

Door to front, door to lounge.

### Lounge

14' 6" x 14' 6" ( 4.42m x 4.42m )

Double glazed window to front, central heating radiator, stairs to first floor landing, door to kitchen diner.

### Kitchen Diner

14' 6" x 10' 2" ( 4.42m x 3.10m )

Double glazed door and window to rear, a range of wall and base units, inset oven, hob and extractor, space for various appliances.



### First Floor Landing

Doors to various rooms.

### Bedroom One

9' 3" x 11' 8" ( 2.82m x 3.56m )

Double glazed window to front, fitted wardrobe, central heating radiator, door to first floor landing.

### Bedroom Two

8' 6" x 8' 7" ( 2.59m x 2.62m )

Double glazed window to rear, fitted wardrobe, central heating radiator, door to first floor landing.

### Bedroom Three

5' 8" x 8' 4" ( 1.73m x 2.54m )

Double glazed window to front, central heating radiator, door to first floor landing.

### Family Bathroom

Double glazed window to rear, panelled bath, low flush toilet, pedestal sink central heating radiator, door to first floor landing.

### Outside Front

Lawned frontage

### Outside Rear

Lawned area

### Garage

Garage in block. We were unable to inspect the garage upon instruction and land registry title should be checked before confirming.

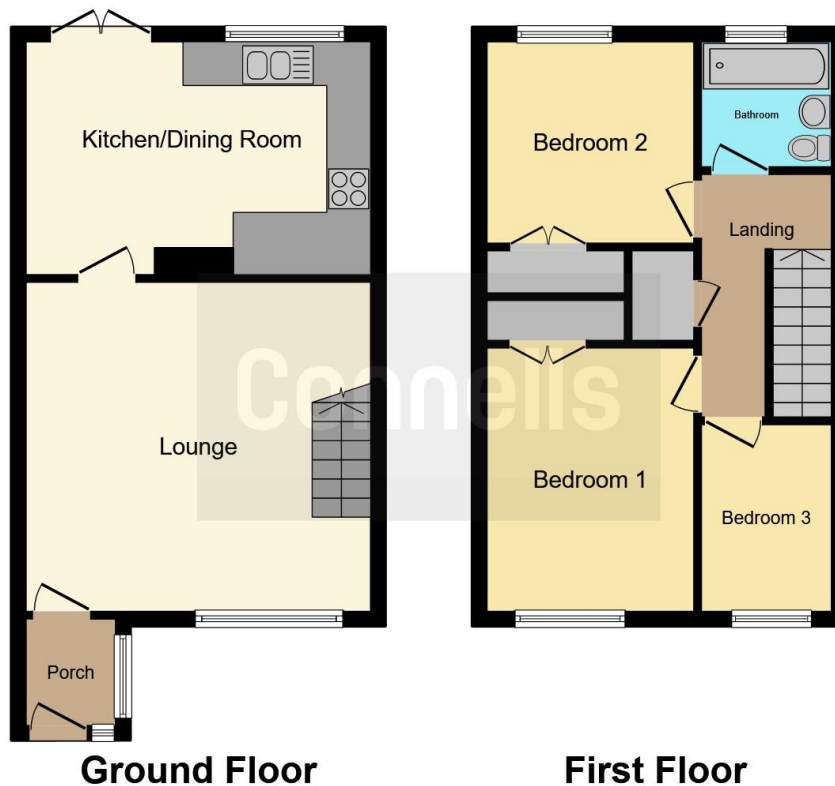
### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved









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**

**view this property online [connells.co.uk/Property/WVH330091](http://connells.co.uk/Property/WVH330091)**

Tenure: Freehold



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