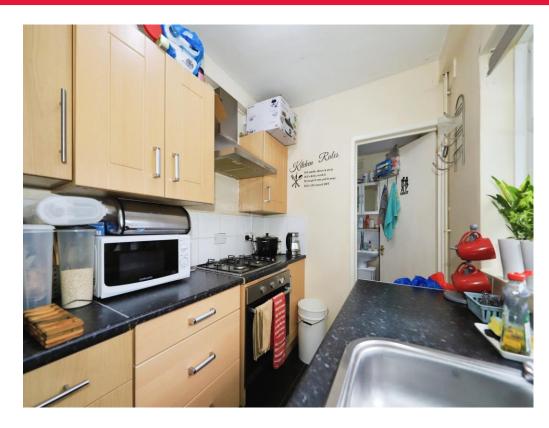


Connells

Merridale Street West Penn Fields Wolverhampton







## **Property Description**

Connells Wolverhampton bring to the market this two bedroom mid terrace property in the popular Penn Fields area. Benefiting from two receptions this property would make a fantastic first time purchase. Viewing is highly recommended to fully understand and appreciate the generous amount of living accommodation on offer.

The property comprises of lounge, dining room, kitchen, bathroom and two bedrooms. Externally there is a rear garden with shared side accéss.

# The Location & Area

Situated within the Penn Fields area of Wolverhampton which is conveniently located for Wolverhampton City Centre and popular local schools. There are a wonderful selection of local shops within Wolverhampton City Centre.

## Lounge

11' 5" x 12' 2" max ( 3.48m x 3.71m

Double glazed window to front, central heating radiator, door to dining room.

## **Dining Room**

12' 2" x 11' 6" ( 3.71m x 3.51m ) Double glazed window to rear, central heating radiator, door to lounge, door to kitchen.

## Kitchen

10' 6" x 5' 11" ( 3.20m x 1.80m ) Double glazed window to side, a range of wall and base units, door to downstairs wc.

#### **Bathroom**

Double glazed window, panelled bath, pedestal sink, low flush toilet

# First Floor Landing Door to bedrooms.

## **Bedroom One**

12' 4" x 11' 5" into recess ( 3.76m x 3.48m into recess )

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

# **Bedroom Two**

12' 3" x 11' 6" ( 3.73m x 3.51m )

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

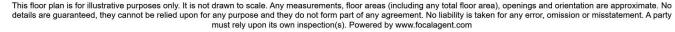
## **Outside Rear**

Mainly laid to lawn, side shared access.









To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

view this property online connells.co.uk/Property/WVH331386





Tenure: Freehold





<sup>1.</sup> 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.

**EPC Rating: D**