



Connells

Merridale Street West
Penn Fields Wolverhampton

Merridale Street West Penn Fields Wolverhampton WV3 0RP

for sale offers in the region of
£140,000



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 access.

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 max)

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.





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

To view this property please contact Connells on

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EPC Rating: D

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



Tenure: Freehold



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.

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