



Connells

Linden Lea Yew Street
Merridale Wolverhampton

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Merridale Wolverhampton WV3 0DB

for sale offers in the region of
£200,000



Property Description

Connells Wolverhampton are delighted to bring to the market this traditional three bedroom semi detached family property in a popular cul-de-sac location. Benefiting from an abundance of internal and external space, this property should be viewed in order to fully appreciate.

The property comprises entrance porch, entrance hall, lounge, dining room, modern fitted kitchen. To the first floor there are three bedrooms and family shower room. Externally there is driveway to front providing ample off road parking and an enclosed rear garden ideal for families.

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 Porch

Door to front, door to entrance hall.

Entrance Hall

Door to porch, doors to various rooms.

Lounge

11' 8" x 11' 1" (3.56m x 3.38m)
Double glazed window to front, central heating radiator, door to entrance hall.

Dining Room

11' 9" x 11' 2" (3.58m x 3.40m)
Double glazed french doors to rear, central heating radiator, door to entrance hall.

Kitchen

5' 7" x 8' 2" (1.70m x 2.49m)
Double glazed window to rear, a range of wall and base units, space for various appliances, inset sink, door to rear garden.

First Floor Landing

Doors to various rooms.

Bedroom One

11' 5" x 11' 8" (3.48m x 3.56m)

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

Bedroom Two

11' 3" x 12' (3.43m x 3.66m)

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

Bedroom Three

6' 10" x 7' 4" (2.08m x 2.24m)

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

Shower Room

Double glazed window to rear, shower cubicle, low flush toilet, vanity sink, door to first floor landing.

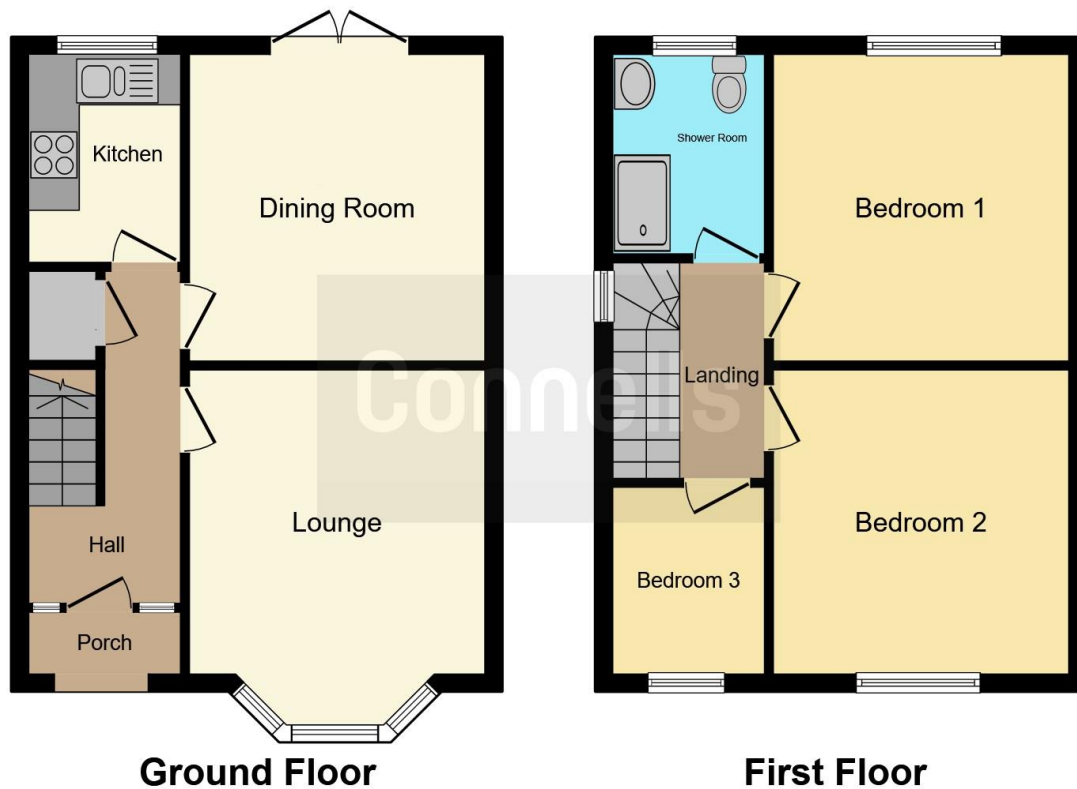
Outside Front

Driveway area with wall surrounding.

Outside Rear

Enclosed rear garden, lawned area, wall to side, plants, trees and shrubs.





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

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T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

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Tenure: Freehold



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