



**Connells**

Langley Road  
Merry Hill Wolverhampton



Langley Road  
Merry Hill Wolverhampton WV3 7LH

for sale offers in the region of  
**£235,000**



### Property Description

Connells Wolverhampton bring to the market this spacious traditional three bedroom semi-detached family property in the popular residential location. Benefiting from no onward chain this property requires a full refurbishment to make it into a fabulous family home.

The property comprises of an entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms, family bathroom, rear storage area, garage, large driveway to front and large enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer,

### Location And Area

Situated on the border between Lower Penn and Merry Hill, this property sits on the popular Langley Road. Located immediately near by there is a wealth of countryside, a range of shops, bars and restaurant and fantastic commuting access links into Wolverhampton and further afield.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Doors to various rooms, radiator.

### Lounge

11' 9" max x 10' 8" into recess ( 3.58m max x 3.25m into recess )  
Double glazed window to front, open to dining room, door to entrance hall.

### Dining Room

12' x 10' 9" ( 3.66m x 3.28m )  
Double glazed window to rear, open to kitchen, open to lounge.

### Kitchen

12' 2" x 6' ( 3.71m x 1.83m )  
Double glazed window to side, range of kitchen units, door to downstairs storage room, open to dining room.

### **First Floor Landing**

Doors to various rooms.

### **Bedroom One**

12' 5" x 11' 10" ( 3.78m x 3.61m )  
Window to rear, door to landing.

### **Bedroom Two**

12' 2" x 11' 5" ( 3.71m x 3.48m )  
Window to front, door to landing.

### **Bedroom Three**

7' 5" x 6' 2" ( 2.26m x 1.88m )  
Window to front, door to landing.

### **Bathroom**

Window to rear, pedestal sink, panelled bath,  
low flush toilet, door to landing.

### **Garage**

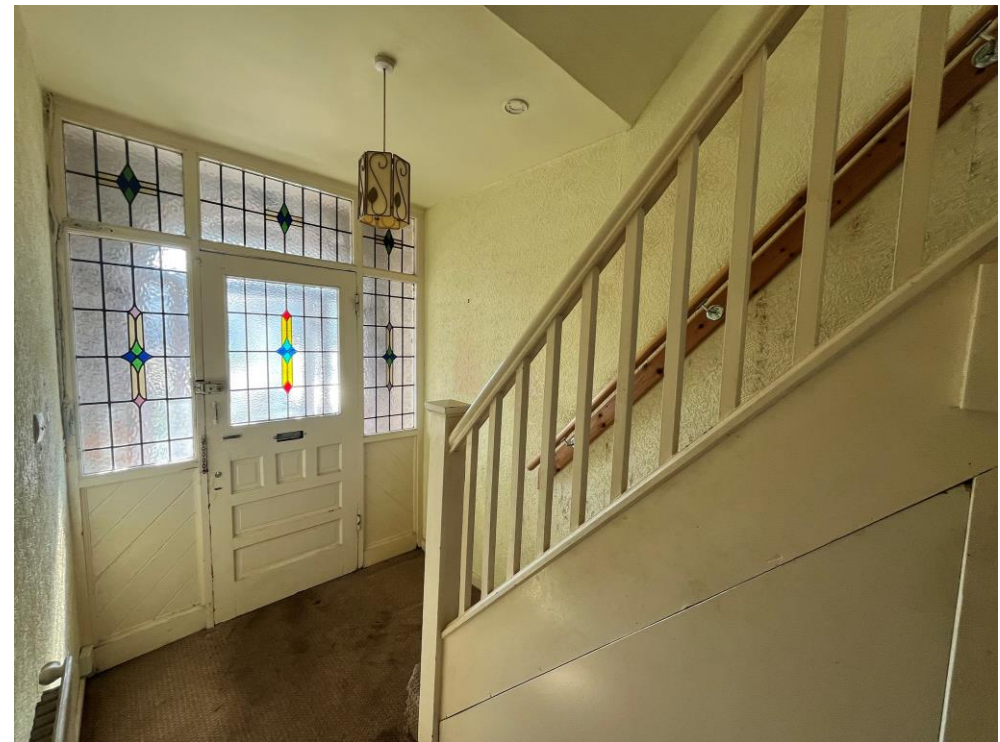
Up and over door to front, door to rear  
garden.

### **Outside Front**

Large driveway area offering ample of road  
parking, lawned area.

### **Outside Rear**

Enclosed rear garden, ideal for extending.







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: D**

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Tenure: Freehold



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