



Connells

Mercer Grove
Wednesfield Wolverhampton

Mercer Grove Wednesfield Wolverhampton WV11 3AN

for sale offers in the region of
£230,000



Property Description

Connells Wolverhampton are delighted to bring to the extended and CHAIN FREE three bedroom semi detached family property in a popular residential location. Benefiting from an abundance of space, this property should be viewed in order to fully appreciate.

The property comprises of lounge, dining room, kitchen, three bedrooms, family bathroom, garage, driveway to front and good size enclosed rear garden.

The Location & Area

Situated on the popular Springhill Estate close to Linthouse Lane which offers fantastic commuting access to the M54 and M6 motorways. Popular schooling can be found nearby as well as doctors, dentists, public houses and eateries. Popular shopping can be found within Wednesfield and Bentley Bridge Retail Park, New Cross Hospital is also conveniently located in close proximity

Entrance Hall

Doors to various rooms.

Lounge

Double glazed window to front, central heating radiator, door to entrance hall.

Extending Dining Room

17' max x 8' 2" (5.18m max x 2.49m)

Double glazed window to rear, central heating radiator, door to entrance hall, door to kitchen.

Kitchen

10' 10" x 8' (3.30m x 2.44m)

Double glazed window to rear, door to side, a range of wall and base units with space for various appliances.

Entrance Porch

Double glazed door to front, door to entrance hall.



First Floor Landing

Doors to various rooms.

Bedroom One

11' 11" x 9' 8" (3.63m x 2.95m)

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

Bedroom Two

10' 11" x 10' 9" (3.33m x 3.28m)

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

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.24m)

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

Family Bathroom

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

Double Length Garage

31' 1" x 7' (9.47m x 2.13m)

Electric roller shutter door to front, utility area, double glazed door to garden, window to rear.

Outside Front

Large driveway providing off road parking.

Outside Rear

Good size enclosed low maintenance garden.

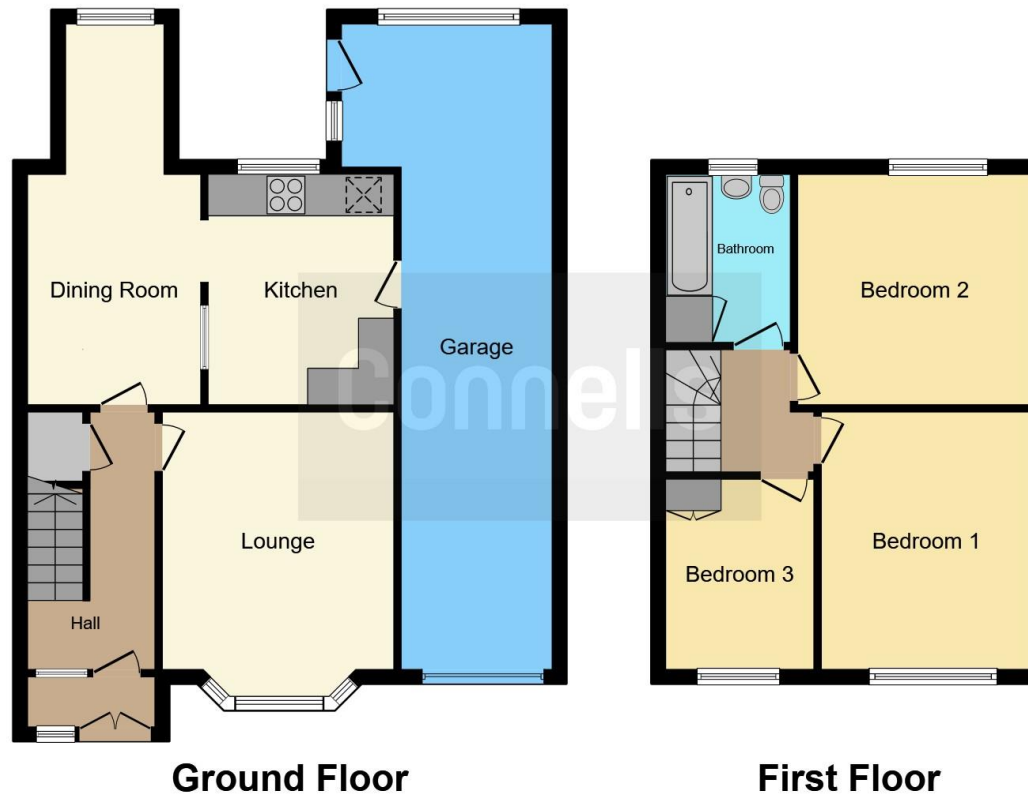
Agents Note

The title contains a caution which will be handled by the seller's conveyancer. Please contact the branch for updates as to the current situation and likely timeframe to resolve.









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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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332323



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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