



Connells

Merridale Street West
Penn Fields Wolverhampton

Merridale Street West Penn Fields Wolverhampton WV3 0RJ

for sale offers over
£150,000



Property Description

Connells Wolverhampton are delighted to bring to the market this deceptively spacious three bedroom mid terrace property close to Wolverhampton City centre. OFFERING GENEROUS RENTAL YIELD,

The property comprises of large entertainment lounge diner, kitchen and downstairs family bathroom. On the first floor there are three spacious bedrooms. Externally there is front and rear garden and side shared 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.

Entertainment Lounge Diner

27' 8" x 13' 2" max (8.43m x 4.01m max)
Double glazed door to front, double glazed window to front and rear. door to kitchen, stairs to first floor landing.

Kitchen Diner

11' x 8' 2" (3.35m x 2.49m)
Double glazed window to side, a range of wall and base units, space for various appliances, door to inner hall, door to lounge.

Inner Hall

Door to garden, door to bathroom.

Bathroom

P shaped panelled bath, low flush toilet, central heating radiator, pedestal sink, door to inner hall.

First Floor Landing

Doors to various rooms.

Bedroom One

11' 9" x 13' 2" (3.58m x 4.01m)
Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

15' 3" x 9' 8" (4.65m x 2.95m)
Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

9' 7" x 6' 6" (2.92m x 1.98m)
Double glazed window to rear, central heating radiator, door to first floor landing.

Outside Front

Courtyard style garden to front.

Outside Rear

Enclosed rear garden with shared side 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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 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: A

view this property online connells.co.uk/Property/WVH332956



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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