



Connells

Merridale Court Merridale Road
Wolverhampton

Merridale Court Merridale Road Wolverhampton WV3 9LD

for sale offers in the region of
£95,000



Property Description

Combining practicality, comfort, and location, this flat represents an excellent opportunity to acquire a ready-to-move-into home in a well-connected and appealing part of Wolverhampton. With a bus route located outside of the development for easy and quick access into the City Centre.

The property is proportioned offering spacious living.

The gardens are well kept and offers a communal parking area.

There is a balcony off the spacious lounge enjoying the well kept garden shrubbery and flowers.

For security there is an electric key fob entrance, with stairs leading to a balcony and porch area.

Lease Info

Years on lease - 125 years from 15/11/2004,

Ground Rent - £10 per year.

Service Charge - £713 per year including buildings insurance.

All information has been provided by the owner. Please confirm details upon purchase with your legal representative.

Location And Area

Situated on the popular Merridale Road just a stone's throw away from Bantock Park and close to Chapel Ash and popular West Park. This up and coming and improving area offers fantastic potential for buy to let or a family looking a spacious accommodation. Bus routes to Wolverhampton City centre are also relatively close by along with a selection of local schooling.

Communal Entrance Hall

Communal door, stairs access.

Entrance Porch

Double glazed window to front, storage cupboard, tiled flooring, single glazed door to entrance hall.

Entrance Hall

Doors to various rooms, intercom system ,storage cupboard, wall mounted heater.

Kitchen

8' 6" x 5' 11" (2.59m x 1.80m)

Double glazed window to front, wall and base units, worksurfaces with sink drainer, electric cook point, plumbing and space for domestic appliances.

Lounge

14' 11" into recess x 12' 10" (4.55m into recess x 3.91m)

Wooden flooring ,storage cupboards, double glazed window to rear, electric heater, double opening patio doors to rear leading to the balcony.

Balcony

Iron railings enjoying views of communal areas.

Bedroom One

12' 10" max x 10' 9" max (3.91m max x 3.28m max)

Double glazed window to front, wall mounted electric heater, storage cupboards.

Bathroom

Double glazed window to front, bath with shower over, low level wc, tiling, wall mounted heater.

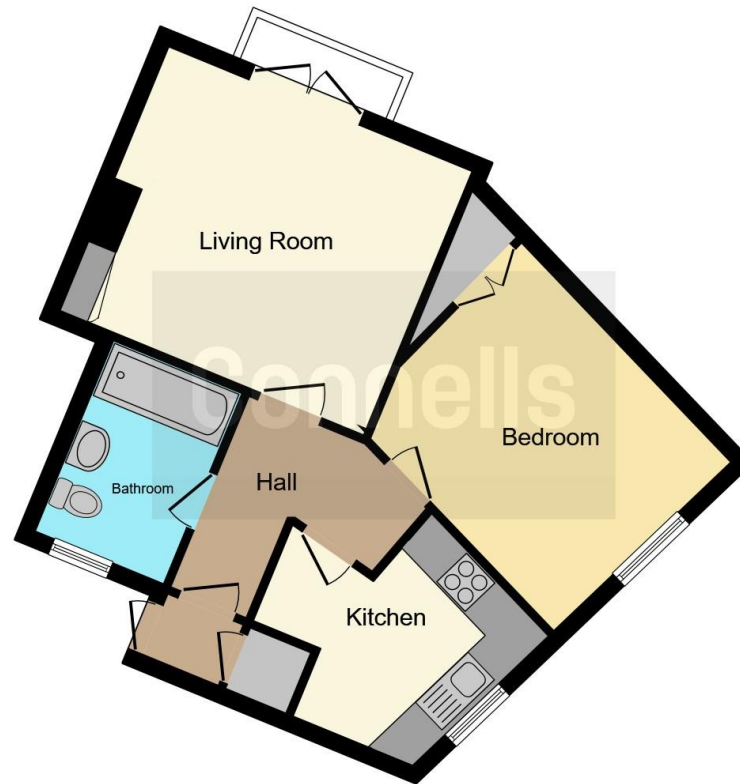
Outside

Well kept garden area with flower beds, lawned area and communal parking for residents.









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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81-83 Darlington Street
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EPC Rating: D Council Tax
 Band: A

Service Charge: 713.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH333432

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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