



Connells

Warnford Walk
Merry Hill Wolverhampton

Warnford Walk Merry Hill Wolverhampton WV4 4YR

for sale offers over
£180,000



Property Description

Connells Wolverhampton Award Winning Estate Agents bring to the market this delightful three bedroom family property sitting in the ever popular area of Merry Hill. The property is situated close to local amenities, shops, restaurants, hairs dressers as well as notable schools in the area.

Externally there is pleasant front and rear gardens as well as a communal parking area.

Internally there is a large entertainment style lounge, modern fitted kitchen, downstairs wc, small lean to, to the rear of the property. Upstairs there are three good sized bedrooms and a large family bathroom.

Location And Area

Set in the Merry Hill are of Wolverhampton this property has fantastic commuting links into Wolverhampton city centre. This property offers fantastic access to local amenities, good schools and transport links nearby. There is also a range of countryside walks nearby and is close to the popular area of Lower Penn.

Entrance Hall

UPVC door to front, doors to various rooms, stairs to first floor landing, storage cupboards, central heated radiators.

Downstairs Wc

Low flush wc, wash hand basin.

Entertainment Lounge

11' x 21' (3.35m x 6.40m)

Double glazed window to front, two double french doors to rear garden, two central heated radiators, door to hallway.

Kitchen

12' x 8' (3.66m x 2.44m)

Double glazed window to rear, range of fitted wall and base units with roll top work surfaces, sink, double glazed door leading to lean to, space for fridge freezer, space for washing machine, smart hive heating controls.

Lean To

7' x 4' (2.13m x 1.22m)

Double glazed door to side.

First Floor Landing

Doors to various rooms, large storage cupboard.

Bedroom One

11' x 10' (3.35m x 3.05m)
Double glazed window to rear, central heated radiator, door to landing.

Bedroom Two

17' 5" x 11' 5" (5.31m x 3.48m)
Double glazed window to front, central heated radiator, door to landing.

Bedroom Three

6' 10" x 9' (2.08m x 2.74m)
Double glazed window to front, central heated radiator, door to landing.

Family Bathroom

Double glazed window to rear, panelled bath, vanity sink, low flush wc, central heated radiator, airing cupboard that houses the boiler.

Outside Front

Enclosed front garden with pathway to front, lawned area, and range of plants and shrubs.

Outside Rear

Paved garden to rear, shed, selection of trees plants and shrubs.





To view this property please contact Connells on

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

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

view this property online connells.co.uk/Property/WVH325503

Tenure: Freehold



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