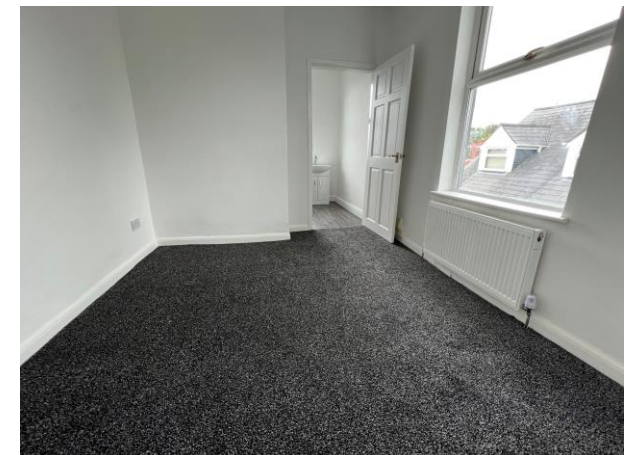




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Merridale Road, Merridale, WV3 9RL



## Merridale Road, Merridale, WV3

- Stunning tiled entrance hall
- Living room
- Dining Room
- Modern kitchen + utility
- 4 Bedrooms
- 3 En-suites
- Generous garden
- EPC: D56

## The gas central heated and double-glazed accommodation in further detail comprises...

**Entrance Hall** with ceramic tiled flooring ornate archway and ceiling rose...

**Separate WC** and access into the cellar...

**Front Facing Living Room** 15'9" (4.80m) x 13' 10" (4.21m) with large walk-in bay window with cornice ceiling rose and a good sized separate...

**Dining Room** 12' 11" (3.93m) x 11' 8" (3.55m) with radiator and double glazed window to the rear.

**The Kitchen** 10' 10" (3.30m) x 8' 11" (2.71m) has been re-fitted having a matching suite of high gloss units incorporating composite single drainer sink unit with range of cupboards enjoying matching worktops incorporating built in electric oven with gas hob and extractor over. A range of wall cabinets, subway styled splash backs, part tiled walls and ceramic tiled flooring. A door leads directly off the kitchen to the separate...

**Utility Room** 6' 7" (2.00m) x 9' 1" (2.76m) having a composite single drainer sink unit with cupboards under, plumbing for automatic washing machine, space for a fridge freezer and possibly a dishwasher. Wall cabinets, wall mounted BOSH central heating boiler, ceramic tiled flooring and door leading into the rear garden. Stairs lead from the entrance hall to the first floor landing with separate WC...

**Bedroom One** 11' 3" (3.42m) x 12'11" (3.93m) double glazed bay window to the fore and radiator.

**Bedroom Two** 13' (3.96m) x 11' 10" (3.60m) has an en-suite shower room which includes a shower cubicle, wash had basin with vanity unit under and WC.

**Bedroom Three** 11' 4" (3.45m) x 8' 11" (2.71m) has a radiator and double glazed window.

**Main Bedroom** has an en-suite bathroom with a 'P' shaped bath, chrome fitted furniture and shower. Stairs lead from the first floor landing to the...

**Second Floor Bedroom** 12' 1" (3.68m) x 16' 11" (5.15m) x 15' 4" (4.67m) also with an en-suite shower room and 2 double glazed Velux windows allowing ample naturel lighting.

### Outside

The property itself enjoys on street parking and the enclosed rear garden is of a good size made up of a large sun terrace leading to a generous size lawn with surrounding fencing.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band B (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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Also at  
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