



3 Grendon Gardens, Merryhill

THOMAS HARVEY
ESTATE AGENTS

A Modern & Well Presented Three Bedroom Detached House In A Small Select Cul-De-Sac Off Coalway Road & Therefore In A Favoured Residential Location

3 Grendon Gardens, Merry Hill, Wolverhampton, WV3 7NQ

Asking Price: £265,000

Tenure: Freehold

Council Tax: Band D - Wolverhampton

EPC Rating: D (62) No: 0320-2862-5360-2094-8965

Total Floor Area: 936sq feet (87.0sq metres) Approx.

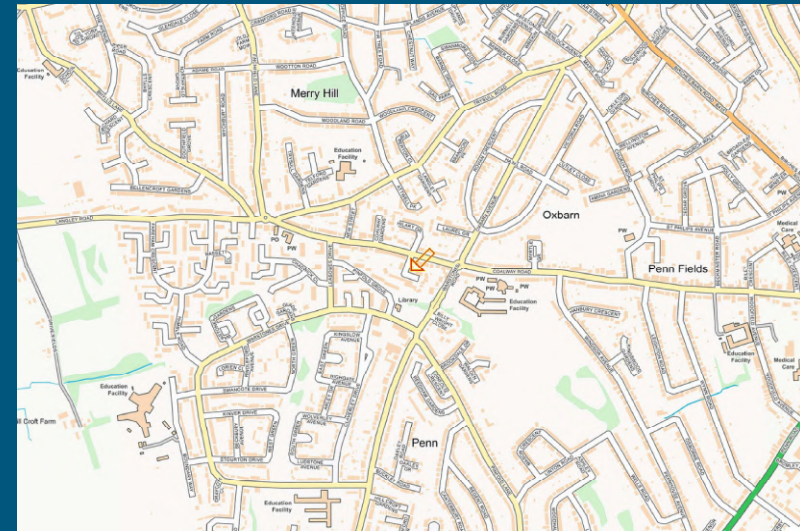
No Upward Chain

Services: We are informed by the Vendors that all main services are installed

Situated in a select cul de sac location just off Coalway Road, on the border of Bradmore, Penn & Merryhill, therefore having the majority of amenities extremely close at hand, this deceptive detached property offers spacious and well planned living accommodation with internal inspection highly recommended.

Although well maintained over the years and offering a light interior created by the neutral décor, the property provides an excellent opportunity for purchasers requiring a house to restyle to own requirements. At approx.. 936sq feet and having the benefit of gas central heating & double glazing, the charming interior includes entrance hall with L-Shaped staircase to the first floor, 18ft living room with dining area and rear kitchen fitted with a traditional suite. On the first floor, the landing leads to three bedrooms with the master having a range of built in furniture and the shower room is fitted with a smart white suite. At the front of the property is a driveway providing off road parking and leads to the garage. The enclosed rear garden which enjoys a south-east facing aspect has been neatly landscaped to provide a most pleasant outlook.

Convenient for the majority of amenities including schools, shops, bus stops, Bantock Recreation Grounds and an easy commute to Wolverhampton City centre, 3 Grendon Gardens is an excellent example of its type and offered with No Upward Chain.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed leaded door with matching side windows, radiator, coved ceiling and L-Shaped staircase to first floor.

Living Room: 17'11" (5.45m) x 11ft (3.35m)

Marble style fireplace & hearth with gas coal fire, radiator, coved ceiling and double glazed double doors to rear garden.

Kitchen: 10'2" (3.10m) x 7'9" (2.35m)

Fitted with a matching suite of traditional units comprising 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, double oven, 4-ring electric hob with extractor hood over, plumbing for washing machine, part tiled walls, vinyl flooring, double glazed window to rear and PVC double glazed opaque door to side.

First Floor Landing: Loft hatch, double glazed opaque window side and built in large airing cupboard with shelving & wall mounted gas fired central heating boiler.

Shower Room: 10'2" (3.10m) x 6'7" (2.00m)

Fitted with a white suite comprising corner shower enclosure with chrome power shower, vanity unit with storage unit and recessed WC and double glazed opaque window to rear.

Bedroom One: 12'2" (3.70m) x 11'2" (3.40m)

Built in furniture including a range of wardrobes, overhead stores, drawers & dressing area, radiator and double glazed window to rear.

Bedroom Two: 12'6" (3.80m) x 8ft (2.45m)

Built in wardrobe/ cupboard, Radiator and double glazed leaded window to front.

Bedroom Three: 9'4" (2.85m) x 7'10" (2.40m)

Radiator and double glazed leaded window to front.

Garage: 15'7" (4.75m) x 7'9" (2.35m)

'Up & over' garage door, power, lighting and built in shelving.

South-East Rear Garden: Neatly landscaped with full width paved patio, shaped centre lawn, flowering borders with a variety of shrubs and trees and surrounding fencing with side gate.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





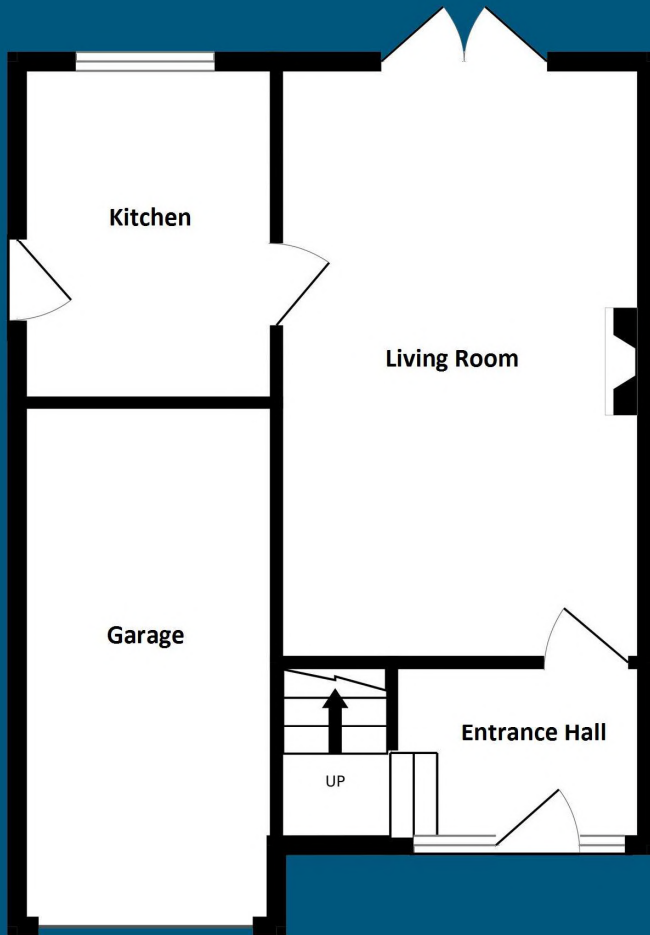






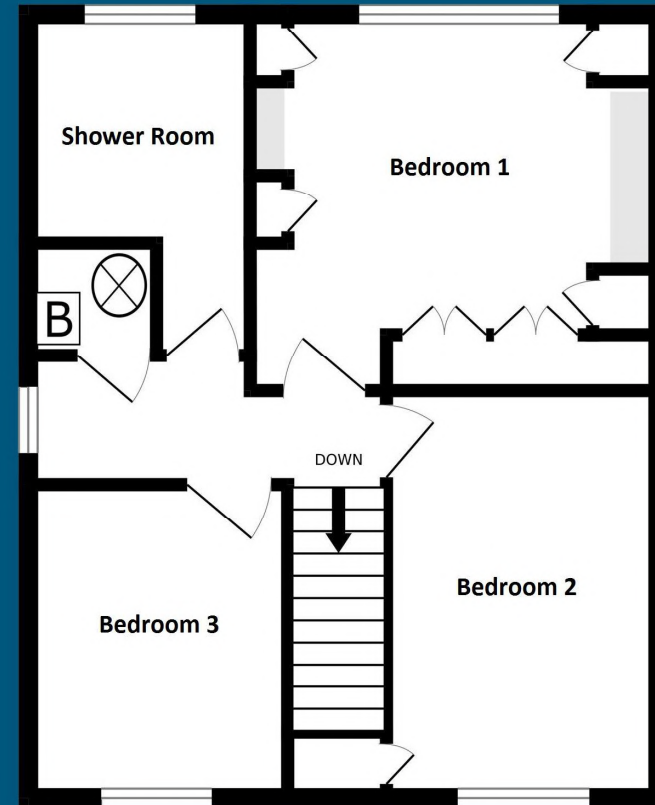






Ground Floor

Approx.: 484 sq feet (45.0 sq metres)



First Floor

Approx.: 452sq feet (42.0 sq metres)

Total Floor Area Approx.: 936sq feet (87.0 sq metres)

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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