



Connells

Aspen Way
Merridale Wolverhampton

Aspen Way Merridale Wolverhampton WV3 0UP

for sale offers in excess of
£250,000



Property Description

Connells Wolverhampton have the delight to bring to the market this extended terraced home perfect for first time buyers and families alike. Well located near to Wolverhampton City centre boasting a variety of amenities and transport links.

Internally the property comprises of a welcoming entrance porch leading to a comfortable lounge and extended stylish kitchen to the rear, featuring a beautiful double glazed orangery above. A downstairs wc with plumbing for white goods completes the ground floor accommodation. On the first floor there are three well proportioned bedrooms and a stylish family bathroom as well as a fully boarded loft space accessed via a drop down ladder. Externally the property continues to impress with ample off road parking to front and a beautifully landscaped rear garden featuring brick outbuilding providing the ideal office space for remote workers and storage via the attached room.

Viewing is highly recommended to appreciated this stunning terraced home.

Location And Area

Situated near the popular Merridale Road just a stone's throw away from Bantock Park and close to Chapel Ash and popular West Park. Bus routes to Wolverhampton City centre are also relatively close by along with a selection of local schooling.

Entrance Porch

Double glazed door to front leading to the lounge.

Lounge

16' 5" max x 14' 7" into stairwell (5.00m max x 4.45m into stairwell)

Double glazed door to front, double glazed window to front, radiator, open fire, stairs to first floor landing.

Kitchen

17' 2" max x 14' 7" max (5.23m max x 4.45m max)

Double glazed window to rear, double glazed orangery above, range of wall and base units with worksurfaces above, sink drainer, electric oven, gas hob, radiator, double glazed patio doors to rear giving access to the garden and internal access to the wc.

Wc

Wc, wash hand basin, extractor fan, tiled walls and flooring, plumbing for appliances.



First Floor Landing

Loft access via a drop down ladder, storage cupboard, access to various rooms.

Bedroom One

11' 4" excluding wardrobe x 8' 6" (3.45m excluding wardrobe x 2.59m)

Double glazed window to front, radiator, built in wardrobe.

Bedroom Two

10' 11" max x 8' 6" max (3.33m max x 2.59m max)

Double glazed window to rear, radiator.

Bedroom Three

8' 4" x 5' 9" (2.54m x 1.75m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, wc, vanity unit, bath with mixer taps and shower head above, extractor fan, heated towel rail, fully tiled walls and floor.

Outside Front

Ample driveway.

Outside Rear

Beautifully landscaped rear garden featuring porcelain patio, artificial lawn, outdoor tap, outdoor light and outbuilding.

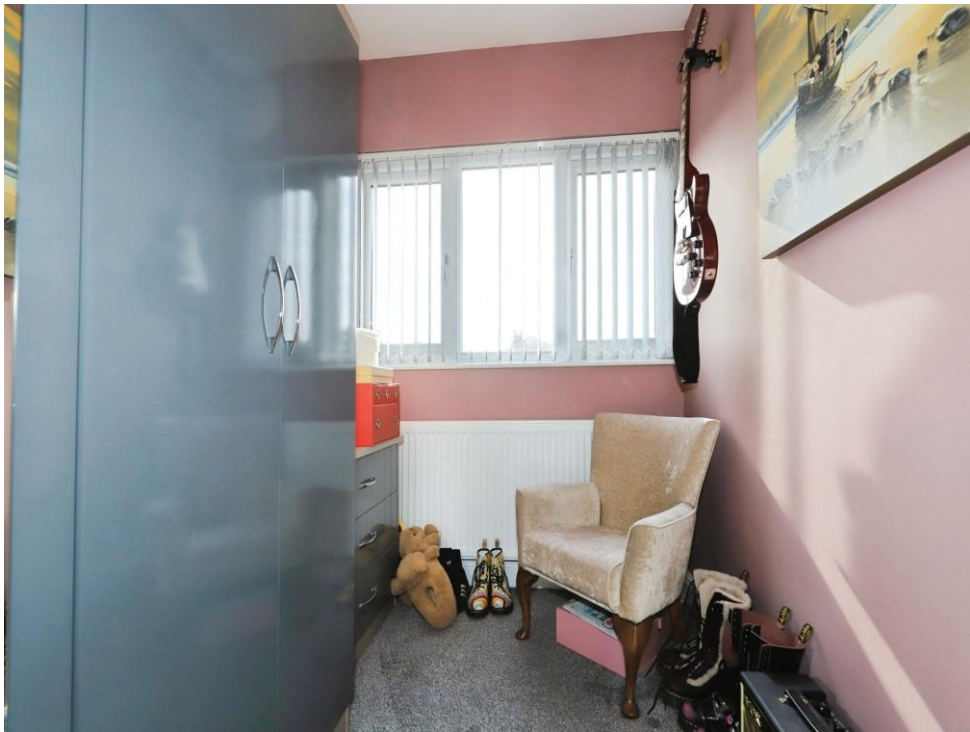
Outbuilding

Double glazed access door to front with separate double glazed door to rear, internal power and lighting, electric heater, separate storage unit to side with double glazed access door to front.

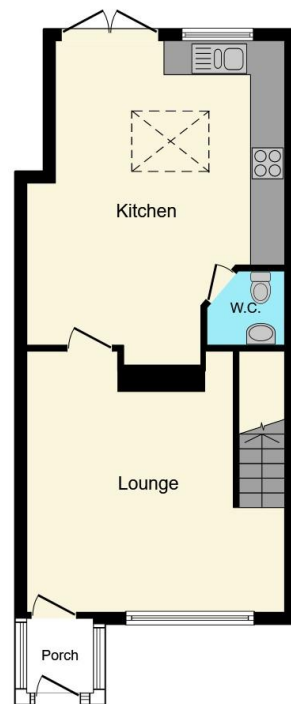
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks

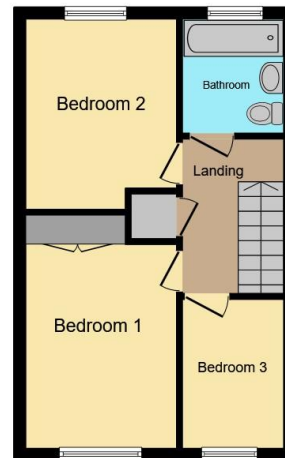




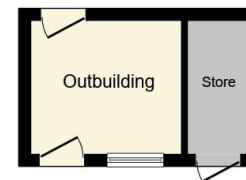




Ground Floor



First Floor



Outbuilding

Total floor area 87.6 m² (943 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336083



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