



Connells

Merrick Road
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton are pleased to bring to market this well presented one bedroom first floor maisonette in a popular Wednesfield location nearby to local amenities and transport links. The ideal choice for first time buyers or investors, viewing is highly recommended, call Connells today to arrange a viewing.

The property comprises of a comfortable lounge with log burner, modern fitted kitchen, bedroom and stylish shower room. Externally the property boasts off road parking to front a shared garden area to rear.

First Floor Landing

Double glazed window to side, central heating radiator, store cupboard, loft access.

Lounge

15' 2" x 10' 3" (4.62m x 3.12m)
Double glazed window to front, central heating radiator, log burner.

Kitchen

12' 1" x 5' 10" (3.68m x 1.78m)
Double glazed window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, electric oven, electric hob, central heating radiator.

The Location & Area

Situated on Merrick Road which is just a stone's throw away from shopping. The M54 and M6 motorways and the Black Country route are also nearby. Popular schooling which includes Coppice Performing Arts and Oak Meadow are in close proximity.

Entrance Hall

Double glazed door to side, stairs to accommodation.

Bedroom

11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed window to front, central heating radiator.

Shower Room

Double glazed window to rear, wc, wash hand basin, walk-in shower cubicle, heated towel rail, tiled walls.

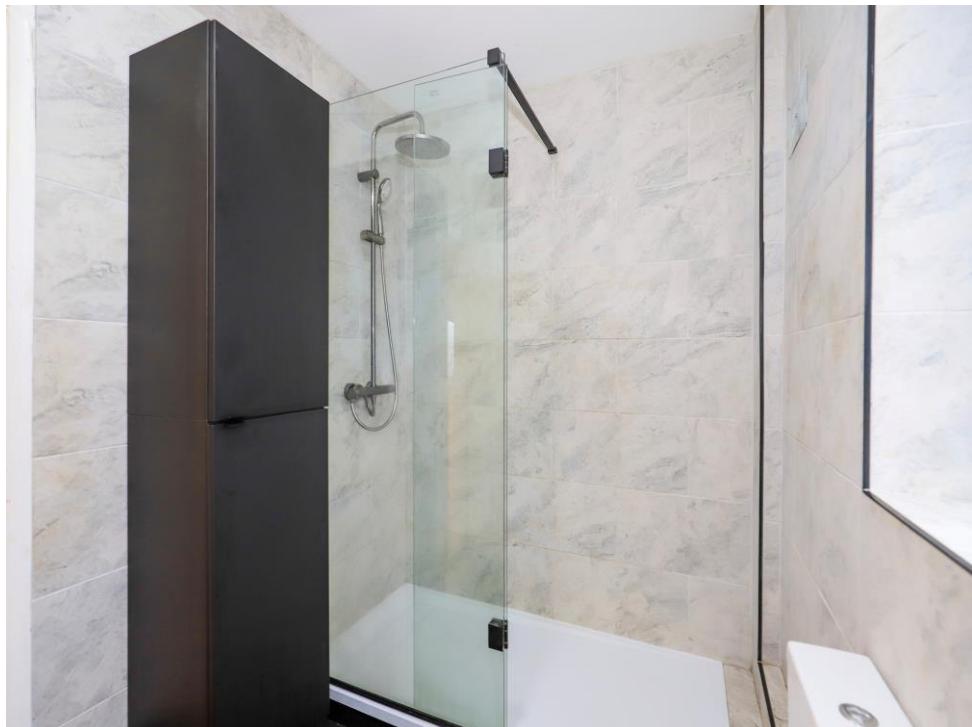
Outside Front

Off road parking.

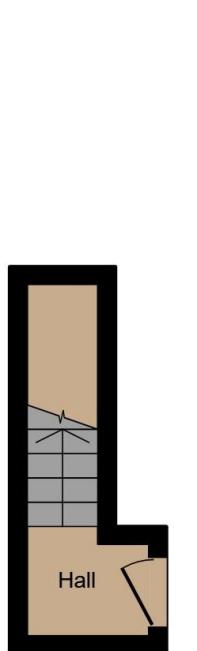
Outside Rear

Shared garden area.





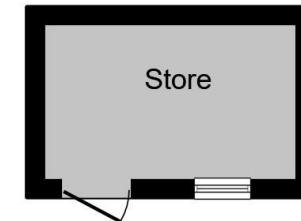




Ground Floor



First Floor



Outbuilding

Total floor area 57.5 m² (619 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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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
Band: A

Service Charge: 50.00 Ground Rent:
Ask Agent

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/WVH334384\]\(http://www.connells.co.uk/Property/WVH334384\)](http://www.connells.co.uk/Property/WVH334384)

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Oct 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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