



**Connells**

Gamesfield Green  
Merridale Wolverhampton



# Gamesfield Green Merridale Wolverhampton WV3 9RA

for sale offers in the region of  
**£280,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom detached family property in a cul-de-sac location. Benefiting from a short distance away from popular schooling and transport access links, this property should be viewed in order to fully appreciate.

The property comprises of an entrance porch, large family lounge, downstairs wc, entertainment kitchen diner with adjoining sunroom. On the first floor there are is a selection of three bedrooms and a stylish family bathroom.

Externally there is a generous driveway, side courtyard, garage as well as enclosed rear garden.

## Location And Area

The property is situated on the outskirts of Wolverhampton City Centre within easy access to local shops, amenities and schools. The property is also well served with transport links including bus routes with further access into the city centre itself which offers a wider variety of high street shops, leisure facilities and amenities to include bus and rail stations which offers local and national routes being offered.

## Entrance Hall

Double glazed door to front, door to downstairs wc.

## Wc

Low flush toilet, pedestal sink, double glazed window.

## Lounge

Double glazed window to front, radiator, stairs access, open to kitchen diner.

## Kitchen Diner

Double glazed window to rear, range of stylish wall and base units with integrated hob and extractor, space for various appliances, radiator, open to sun room.

## Sun Room

Double glazed windows, double glazed door to rear.

## First Floor Landing

Doors to various rooms.

## Bedroom One

Double glazed window to front, radiator, fitted wardrobe, door to landing.

## Bedroom Two

Double glazed window to rear, radiator, fitted wardrobe, door to landing.

## Bedroom Three

Double glazed window to rear, radiator, door to landing.

## Bathroom

P shaped panelled bath, vanity sink, low flush toilet, double glazed window to rear, heated towel rail, door to landing.

## Garage

Up and over door to front, glazed door to side.

## Outside Front

Generous driveway with off road parking, side courtyard style area.

## Outside Rear

Well proportioned rear garden ideal for those with families.















**Ground Floor**

**First Floor**

Total floor area 112.5 m<sup>2</sup> (1,211 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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