



**Connells**

Hartley Street  
Merridale Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this three bedroom extended family property in a popular residential location. Viewing is highly recommended to fully understand and appreciate the large amount of space on offer.

Internally the property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, utility, conservatory, three bedrooms, en-suite bathroom and family bathroom. Externally there is a driveway to front, garage and rear garden.

### The Location & Area

Situated just a stone's throw away from Bantock Park and close to Chapel Ash and popular West Park. This up and coming and improving area offers fantastic potential for buy to let or a family looking a spacious accommodation. 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, door to entrance hall.

### Entrance Hall

Door to front, doors to various rooms.

### Lounge

19' 10" x 16' 6" ( 6.05m x 5.03m )  
Double glazed bay window to front, door to dining room, door to entrance hall.

### Dining Room

17' x 8' 7" ( 5.18m x 2.62m )  
Sliding door to conservatory, door to lounge, door to kitchen.

### Kitchen

16' x 7' 3" ( 4.88m x 2.21m )  
Window to rear, a range of wall and base units, space for appliances, door to dining room, door to garage.

### Utility

11' 2" x 6' 4" ( 3.40m x 1.93m )  
Potential to add various appliance, door to rear, door to garage.

### Conservatory

14' 11" x 10' ( 4.55m x 3.05m )  
Double glazed windows, sliding door to dining room.

### First Floor Landing

Doors to various rooms.

### Bedroom One

19' 8" x 8' 8" ( 5.99m x 2.64m )

Window to front, door to en-suite, door to first floor landing.

### En-Suite

Panelled bath, pedestal sink, low flush toilet, door to Bedroom One.

### Bedroom Two

7' 3" x 13' 5" ( 2.21m x 4.09m )

Window to front, central heating radiator, storage cupboard, door to first floor landing.

### Bedroom Three

14' 11" x 9' 10" ( 4.55m x 3.00m )

Window to rear, fitted wardrobes, door to first floor landing.

### Family Bathroom

Panelled bath, pedestal sink, low flush toilet, door to first floor landing.

### Garage

22' x 8' ( 6.71m x 2.44m )

Door to front, door to utility.

### Outside Front

Driveway to front.

### Outside Rear

Enclosed rear garden.









**Total floor area 160.1 m<sup>2</sup> (1,724 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)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332870](http://connells.co.uk/Property/WVH332870)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH332870 - 0003