



44 Merridale Street West

| WV3 0RJ | Offers In The Region Of £160,000

ROYSTON
& LUND

- THREE BED FAMILY RESIDENCE
- STYLISH KITCHEN
- REAR GARDEN
- NO CHAIN
- CALL TODAY TO ARRANGE YOUR VIEWING
- TWO RECEPTION ROOMS
- MODERN FAMILY SHOWER ROOM
- IMMACULATE THROUGHOUT
- PRICED TO SELL



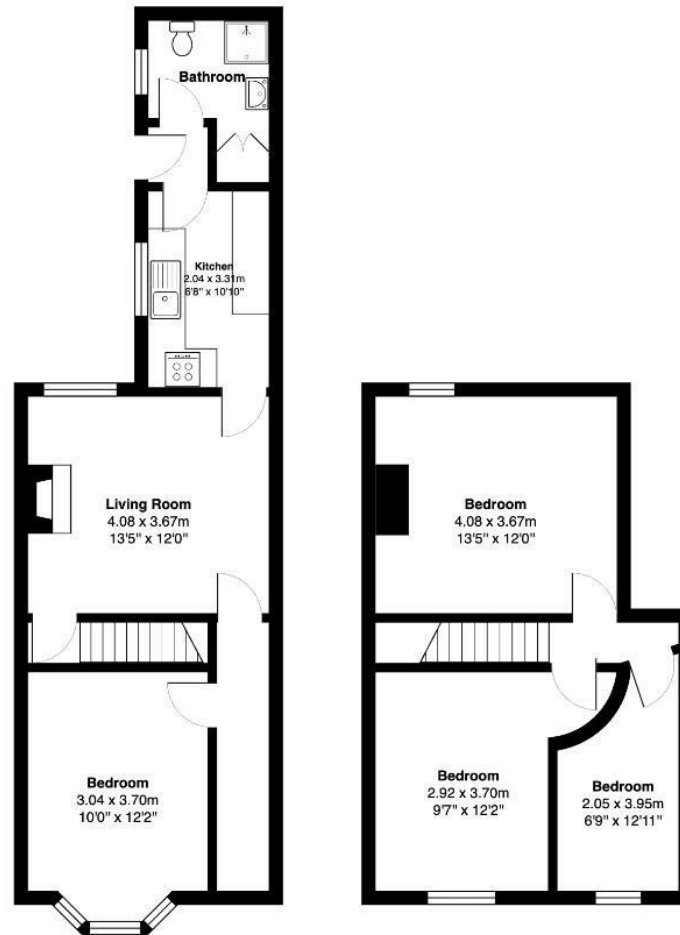


Nestled in the heart of Wolverhampton, this charming mid-terrace house on Merridale Street West offers a delightful blend of comfort and convenience. With two of the three bedrooms being double, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.



The layout of the home is practical, with a shower room that caters to the needs of modern living. The arrangement of rooms suggests a cosy yet functional environment, perfect for creating lasting memories.

Situated in a vibrant area, residents will benefit from local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This property presents an excellent opportunity for those looking to settle in a welcoming community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a rental opportunity, this mid-terrace house is certainly worth considering.



Total Area: 86.7 m² ... 934 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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