



Connells

Woodland Crescent
Merry Hill Wolverhampton

Woodland Crescent Merry Hill Wolverhampton WV3 8AS

for sale offers over
£295,000



Property Description

Connells Wolverhampton has the delight to bring to the market this traditional and attractive three bedroom extended semi-detached family property in a popular cul-de-sac location. Benefiting from no onward chain this property needs to be viewed in order to fully appreciate.

Internally the property comprises of an entrance porch, entrance hall, lounge, extended sitting room, extended kitchen with an adjoining utility room, downstairs wet room, three well proportioned bedrooms and family bathroom.

Externally there is a driveway and garage to front, extremely large and spacious rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Ideally situated on the outskirts of Wolverhampton City Centre. The property benefits from access to high street shops, amenities, leisure facilities and commuting links which offer rail and bus routes both nationally and locally. Within the local area there are a range of shops, amenities and schools.

Entrance Porch

Double glazed sliding door to front, door to entrance hall.

Entrance Hall

Radiator, doors to various rooms, stairs access.

Lounge

13' 3" max into bay x 10' 5" (4.04m max into bay x 3.17m)

Double glazed bay window to front, gas fire, radiator, door to entrance hall.

Extended Sitting Room

19' 6" x 10' 5" (5.94m x 3.17m)

Double glazed sliding door to rear, radiator, door entrance hall.

Extended Kitchen

16' 2" x 5' 11" (4.93m x 1.80m)

Range of stylish wall and base units, breakfast bar area, sliding door, radiator, integrated oven, hob and extractor, spotlights, laminate flooring, door to utility.

Utility

7' 6" x 5' 9" (2.29m x 1.75m)

Double glazed window to rear, double glazed door to rear, plumbing for a washer, space for a fridge freezer, space for a tumble dryer, range of wall units with roll top work surfaces.

Downstairs Wet Room

Electric shower, pedestal sink, toilet, door to garage, door to utility.

First Floor Landing

Doors to various rooms.

Bedroom One

13' 6" x 10' 2" (4.11m x 3.10m)

Double glazed bay window to front, radiator, door to landing.

Bedroom Two

12' 6" x 10' 5" (3.81m x 3.17m)

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

Bedroom Three

7' 7" x 5' 9" (2.31m x 1.75m)

Double glazed window to front, radiator door to landing.

Shower Room

Double glazed window to rear, low flush toilet, vanity sink, tiled walls, mixer shower in cubicle.

Garage

12' 10" x 7' 7" (3.91m x 2.31m)

Double door to front, door to wet room.

Outside Front

Large block paved driveway with off road parking.

Outside Rear

Large and spacious rear garden, mostly lawned surrounded by a range of panelled fencing as well as hedge rows and mature plants, trees and shrubs.









Ground Floor



First Floor

Total floor area 111.9 m² (1,204 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



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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