

Connells

Langley Road
Merry Hill Wolverhampton

Langley Road
Merry Hill Wolverhampton WV4 4YU

for sale
£300,000







Property Description

Connells Wolverhampton are delighted to bring to the market this rare and unique three bedroom double fronted detached family home. Benefiting from abundance of external space this property must be viewed in order to fully appreciate. The property sits within the catchment area of the popular Highfields school and a short distance from countryside walks.

The property comprises of entrance hall, lounge, dining room, generous kitchen and family bathroom. To the first floor there are three well proportioned bedrooms. Externally there is a generous driveway, front, side and rear gardens offering extension possibilities (subject to relevant permissions).

The Location & Area

Situated on the border between Lower Penn and Merry Hill, this property sits on the popular Langley Road. Located immediately nearby there is a wealth of countryside, a range of shops, bars and restaurant and fantastic commuting access links into Wolverhampton and further afield.

Entrance Hall

Door to front, stairs to first floor landing, doors to various rooms.

Lounge

13' 9" x 11' 10" (4.19m x 3.61m)

Double glazed window to front and rear, central heating radiator, door to entrance hall.

Dining Room

13' 10" x 11' 9" (4.22m x 3.58m)

Double glazed window to front, central heating radiator, door to kitchen, door to entrance hall.

Kitchen

10' 9" x 9' 7" (3.28m x 2.92m)

Double glazed window to side, a range of wall and base units, inset oven, hob and extractor, stainless steel sink, door to entrance hall.

Bathroom

Double glazed window to side, pedestal sink, low flush toilet, panelled bath, door to kitchen.

First Floor Landing

Double glazed window to rear, doors to various rooms.

Bedroom One

11' 8" x 11' 10" (3.56m x 3.61m)

Two double glazed windows to front, double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Two

11' 11" x 11' 10" (3.63m x 3.61m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Three

7' 10" x 9' 9" (2.39m x 2.97m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Separate Wc

Double glazed window to side, low flush toilet, wash hand basin, door to first floor landing.

Outside Front

Large lawned area, side gated access.

Outside Rear

Good size enclosed rear garden with lawned area, surrounding panelled fences, gravel patio area.



















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.focalagent.com

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: E

Council Tax Band: D

Tenure: Freehold

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