



**Connells**

Pinfold Grove  
Merry Hill Wolverhampton

# Pinfold Grove Merry Hill Wolverhampton WV4 4PT

for sale offers over  
**£290,000**



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this deceptively spacious three bedroom detached family home in the popular area of Merry Hill and boast NO ONWARD CHAIN. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises of porch leading to an inviting entrance hallway, lounge diner, kitchen and conservatory. The ground floor also benefits from having a lean with access to a ground floor wc and utility cupboard. Heading upstairs you will find three bedrooms and bathroom with a P shaped jacuzzi style bath and separate shower cubicle. Outside to the front is off road parking and garden. To the rear is well maintained rear garden and garage for additional parking or storage options.

## The Location & Area

Set to the south west of Wolverhampton City centre in the Merry Hill area with easy access to Penn Road for commuting links and with numerous highly regarded local schools. Excellent local shopping facilities can be found in the nearby Tettenhall Village.

## Approach

Set back from the roadside behind off road parking and front garden with access to the main accommodation.

## Entrance Porch

Door leading to entrance hall.

## Entrance Hall

Door to porch, stairs rising to first floor, ceiling light point, central heating radiator, door to lounge dining room.

## Lounge Diner

18' 1" max x 12' 2" max ( 5.51m max x 3.71m max )

Double glazed window to front, gas fireplace, two ceiling light points, central heating radiator, French doors to conservatory, doors to entrance hall and kitchen.

## Kitchen

8' 9" x 6' 9" ( 2.67m x 2.06m )

Matching wall and base units, stainless steel drainer with mixer tap, part tiled walls, integrated oven, dishwasher, electric hob with extractor hood, pantry cupboard, ceiling light point, double glazed window to rear, doors to lounge diner and lean to.

## Lean To

Doors to front and rear, wc, utility cupboard housing the wall mounted boiler.

## Conservatory

9' 8" x 9' 2" ( 2.95m x 2.79m )

Double glazed windows, door to rear garden, French doors to lounge diner.

## First Floor Landing

Double glazed window to side, ceiling light point, doors to various rooms.

## Bedroom One

11' x 9' 4" ( 3.35m x 2.84m )

Double glazed window to front, central heating radiator, ceiling light point.

## Bedroom Two

9' 8" x 8' 6" ( 2.95m x 2.59m )

Double glazed window to rear, central heating radiator, ceiling light point, loft access.

## Bedroom Three

7' 8" x 4' 9" ( 2.34m x 1.45m )

Double glazed window to front, central heating radiator, ceiling light point.

## Bathroom

P shaped jacuzzi bath, shower cubicle, low flush wc, wash hand basin, heated towel rail, tiled walls, extractor fan, ceiling light point, double glazed window to rear.

## Outside Rear

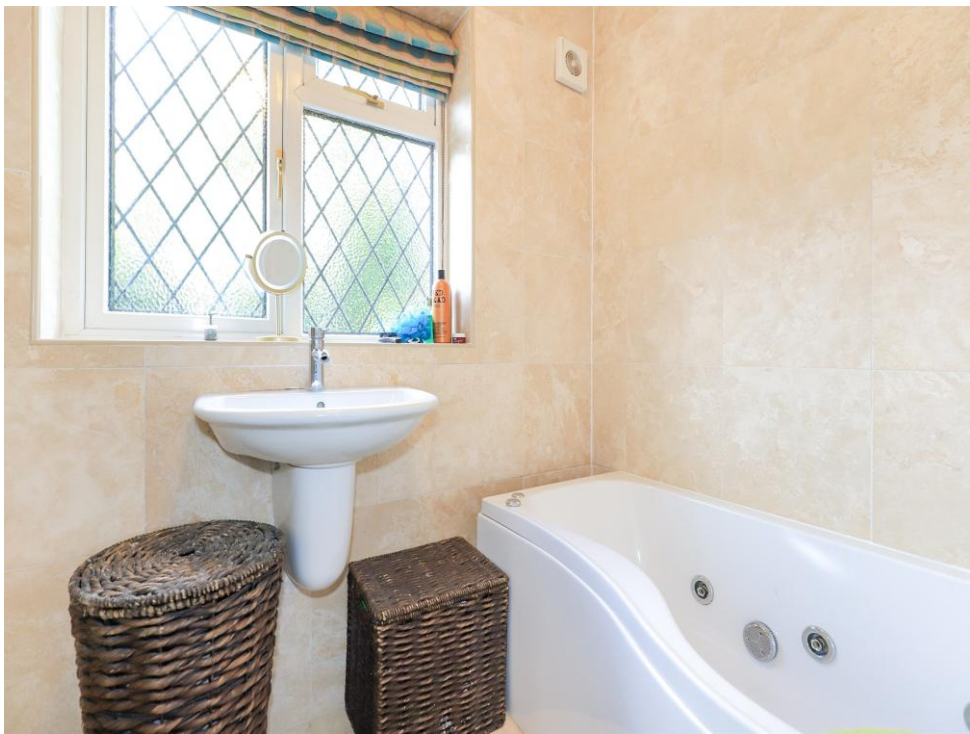
Paving, fencing gate leading to the lawned area, flower borders, decking area, side gate.

## Garage

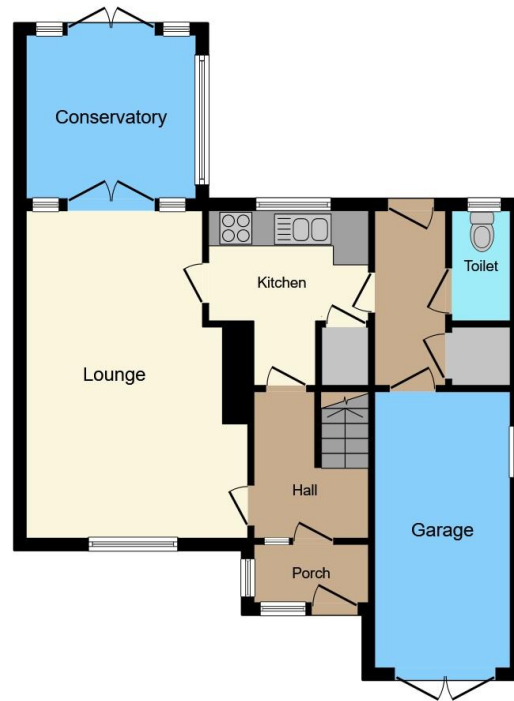
15' 5" x 7' 6" ( 4.70m x 2.29m )

Up and over door, window to side, lighting and power.









**Ground Floor**



**First Floor**

Total floor area 94.4 m<sup>2</sup> (1,016 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)



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WOLVERHAMPTON WV1 4EX

EPC Rating: E    Council Tax  
Band: C

Tenure: Freehold

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