



**Connells**

Hamble Road  
Merry Hill Wolverhampton

# Hamble Road Merry Hill Wolverhampton WV4 4PN

for sale offers in the region of  
**£180,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this three bedroom end-terraced family home ideal for first time buyers and investors.

Internally the property comprises of an entrance hallway, ground floor wc, utility area, spacious lounge with french door leading to a dining room and an adjoining kitchen. On the first floor there are three bedrooms and a family bathroom.

Externally there is a front garden and a low maintenance paved rear garden. The property offers off road parking to rear.

This family home is conveniently located near to the popular Highfields School, Warstones Primary School and Springdale Primary School. Viewings are highly recommended to appreciate the accommodation on offer.

## Location And Area

This property offers fantastic routes into Wolverhampton and beyond. Also nearby is the popular Baggeridge Country Park, Penn common and Penn golf club. Located close by are doctors, highly regarded schools including Highfields and other local amenities.

## Approach

Front garden and access to the main accommodation.

## Entrance Hallway

Stairs to first floor, storage cupboard, doors to ground floor wc/ utility, lounge and kitchen.

## Ground Floor Wc/ Utility

Low flush wc, wall mounted wash hand basin, partly tiled walls and window to front.

## Lounge

11' 5" max x 13' 2" max ( 3.48m max x 4.01m max )

Double glazed window to front, doors to dining room and hallway.

## Dining Room

8' 2" x 9' 3" ( 2.49m x 2.82m )

Double glazed window to rear, double glazed sliding door to rear, doors to lounge and kitchen.

## Kitchen

12' 5" x 8' 2" ( 3.78m x 2.49m )

Matching wall and base units, sink and drainer with mixer taps, integrated oven, hob, plumbing point for washing machine, double glazed window to rear, spotlights, door to lobby area, hallway and dining room.

## Lobby

Storage cupboard, door to kitchen and garden area.

## First Floor Landing

Doors to all bedrooms and bathroom.

## Bedroom One

11' 4" x 11' 1" ( 3.45m x 3.38m )

Double glazed window to front.

## Bedroom Two

11' 4" x 10' 3" ( 3.45m x 3.12m )

Double glazed window to rear.

## Bedroom Three

9' 8" x 7' ( 2.95m x 2.13m )

Double glazed window to front.

## Bathroom

Panelled bath with shower attachment, low flush wc, wash hand basin, tiled walls, double glazed window to rear.

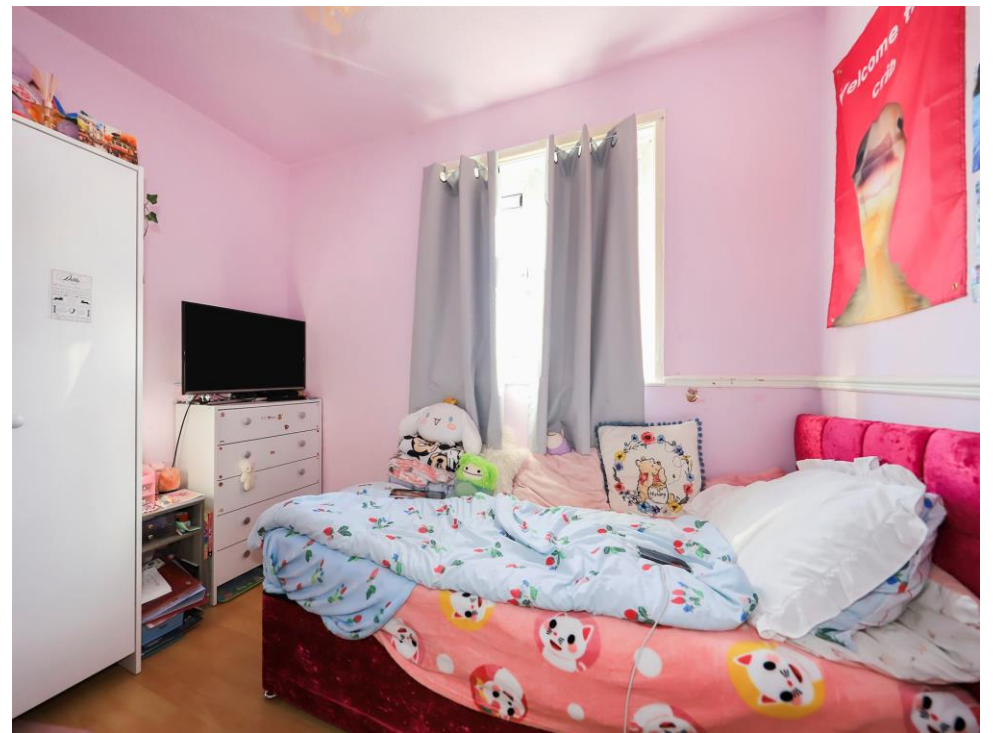
## Outside Rear

Low maintenance paved rear garden.

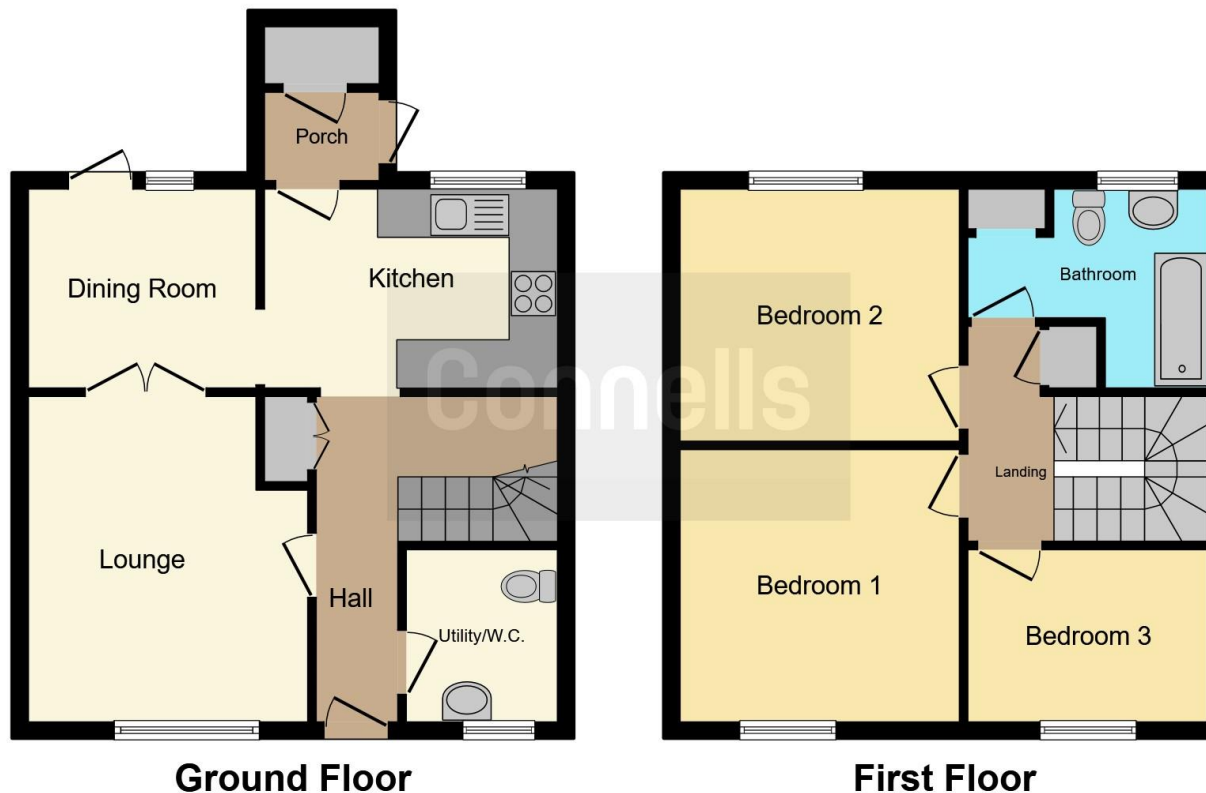
## Parking

Parking to rear









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](http://www.focalagent.com)

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333118](http://connells.co.uk/Property/WVH333118)**



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