



Connells

Telford Gardens
Merry Hill Wolverhampton



Property Description

Connells Wolverhampton are pleased to present to market this three bedroom mid terrace home ideal for first time buyers and families. Well located to local schooling as well as generous amenities nearby and the property benefits from being well presented. Viewing is highly recommended to appreciate this fantastic home, please call Connells today to book a viewing.

The property comprises of entrance hall leading to a comfortable lounge and fitted kitchen to the rear. Upstairs are three bedrooms, two with built-in wardrobes and family bathroom. Externally the property boasts off road parking to front and rear, as well as a detached garage space nearby.

The Location & Area

Situated in a popular cul-de-sac location within the popular area of Merry Hill. There is a fantastic selection of local shopping nearby along with a wonderful selection of junior and senior schools. Bus routes to Wolverhampton City centre are also relatively close by.

Entrance Hall

Double glazed composite door to front, double glazed window to side.

Lounge

14' 7" into stairwell x 14' 6" into recess (4.45m into stairwell x 4.42m into recess)

Double glazed door and window to front, central heating radiator, electric fireplace, stairs to first floor landing.

Kitchen

14' 7" x 9' 11" max (4.45m x 3.02m max)

Double glazed window to rear, a range of wall and base units with work surfaces, stainless sink and drainer, electric oven, electric hob, central heating radiator, double glazed door to rear garden.

First Floor Landing

Loft access, airing cupboard, doors to various room.

Bedroom One

11' 8" plus wardrobe x 8' 7" (3.56m plus wardrobe x 2.62m)

Double glazed window to front, central heating radiator, built-in wardrobe.

Bedroom Two

8' 11" plus wardrobe x 8' 7" (2.72m plus wardrobe x 2.62m)

Double glazed window to rear, central heating radiator, built-in wardrobe.

Bedroom Three

8' 2" x 5' 9" (2.49m x 1.75m)

Double glazed window to front, central heating radiator

Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower over, extractor fan, heated towel rail, part tiled walls, tiled flooring.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio, lawn, shrubs, storage shed, outdoor tap, outdoor lighting, gated rear access leading to additional parking to the rear and detached garage.

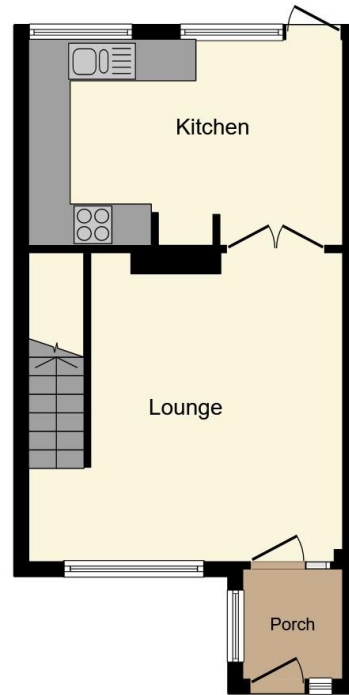
Detached Garage

Up and over door.

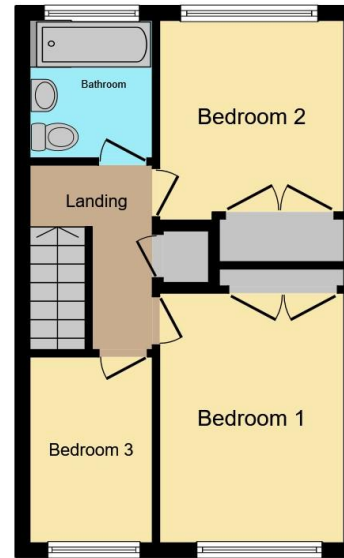








Ground Floor



First Floor

Total floor area 70.8 m² (762 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

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334448



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH334448 - 0002