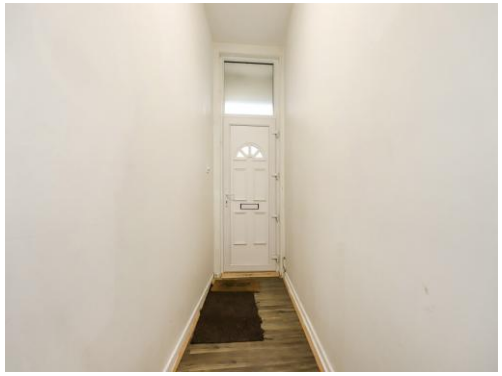
Connells

Merridale Road
Merridale Wolverhampton

Merridale Road
Merridale Wolverhampton WV3 9SB

for sale offers in the region of
£230,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this three story, mid-terraced house situated on a popular residential road in Merridale and is currently being used a two separate flats. Viewings are highly recommended and would suite many investors.

Internally the property comprises of a communal entrance hallway leading to a lounge, bedroom, kitchen, separate utility and bathroom. On the first floor you will find a lounge, kitchen, bedroom and bathroom, on the second floor there are two bedrooms.

Externally there is a communal garden area and a communal rear garden for residents to enjoy. Situated near to popular schooling, shops and amenities and Wolverhampton City Centre.

Location And Area

Situated on the popular Merridale Road just a stone's throw away from Bantock Park and close to Chapel Ash and popular West Park. This up and coming and improving area offers fantastic potential for buy to let or a family looking a spacious accommodation. Bus routes to Wolverhampton City centre are also relatively close by along with a selection of local schooling.

Approach

Set back from the roadside behind a front garden with path leading to the main accommodation.,

Communal Hallway

Lighting, storage area, stairs to first floor, doors to lounge, bedroom one, bathroom and kitchen.

Lounge

15' 10" max x 12' 4" max (4.83m max x 3.76m max)

Double glazed window to front, radiator, ceiling light point and fitted wardrobe.

Bedroom One

Double glazed window to rear, radiator, ceiling light point.

Kitchen

12' 4" x 9' 5" (3.76m x 2.87m)

Matching wall and base units, gas cooker point, stainless steel sink and drainer with taps, gas cooker point, partly tiled walls, breakfast bar, wall mounted boiler, radiator, double glazed window to side, doors to hallway and utility.

Utility

9' 5" x 6' 7" (2.87m x 2.01m)

Plumbing point for washing machine, radiator, ceiling light point, double glazed window to rear, doors to kitchen and rear garden.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, radiator, partly tiled walls, ceiling light point, double glazed window to side.

First Floor Landing

Doors to additional lounge, bedroom, bathroom and kitchen.

Lounge

16' 3" x 16' 3" (4.95m x 4.95m)

Double glazed window to front, radiator, ceiling light point and fitted wardrobe.

Bedroom Two

14' x 12' 2" (4.27m x 3.71m)

Double glazed window to rear, radiator, ceiling light point and fitted wardrobe.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, radiator, partly tiled walls, ceiling light point, double glazed window to side.

Kitchen

12' 9" x 9' 10" (3.89m x 3.00m)

Matching wall and base units, breakfast bar, gas cooker point, stainless steel sink and drainer with taps, partly tiled walls, wall mounted boiler, radiator, double glazed window to side and rear, door to fire escape balcony

Second Floor Landing

Doors to two bedrooms.

Bedroom Three

15' 6" max x 9' 10" min (4.72m max x 3.00m min)

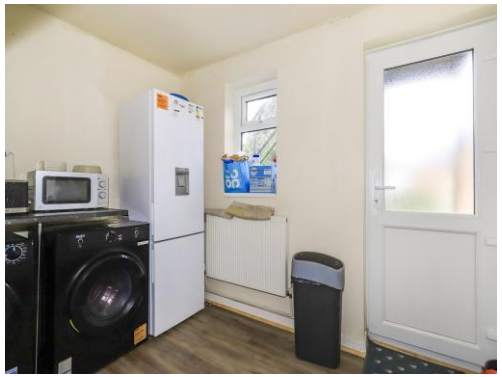
Double glazed window to front, radiator, ceiling light point and fitted wardrobe.

Bedroom Four

Double glazed window to rear, radiator, ceiling light point and fitted wardrobe.

Outside Rear

Paving area with lawn, stairs to upper floor fire escape.



Ground Floor **First Floor** **Second Floor**

Total floor area 182.4 m² (1,963 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

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334974

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