



46 Merridale Road, Merridale, Wolverhampton, WV3 9SB

BERRIMAN  
EATON



# 46 Merridale Road, Merridale, Wolverhampton, WV3 9SB

A traditional three bedroom terrace property within easy reach of local facilities and the city centre

## LOCATION

The property stands within a well-established residential area within walking distance of the excellent amenities afforded by Wolverhampton City Centre. There is public transport readily available nearby together with local shopping facilities at Merridale and Chapel Ash and the area is well served by schooling in both sectors.

## DESCRIPTION

46 Merridale Lane is a well-proportioned traditional terrace property situated within proximity to Wolverhampton City Centre. The property benefits from a lounge, dining room, kitchen and family bathroom to the ground floor. To the first floor the property offers two double bedrooms and there is a spacious double bedroom to the second floor. The property has majority double glazing, gas central heating and a garden to the rear.

## ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL having part tiled flooring and a door to the LOUNGE having coved ceiling, feature fireplace with gas fire, tiled hearth and slips and a double glazed window to the front. The DINING ROOM has an electric wall mounted fire, a double glazed window to the rear and a door to the KITCHEN comprising wall and base mounted cupboards, fitted work top, stainless sink and drainer unit, space for a fridge, cooker and washer/dryer, a wall mounted gas central heating boiler, a double glazed window to the side, access to the cellar and door to the BATHROOM comprising a panelled bath with shower, WC, hand basin and double glazed window to the side elevation.

Stairs rise to the first floor landing having a glazed window to the rear and a built in storage cupboard. BEDROOM ONE is a double room in size with double glazed windows to the front and an ornamental fireplace. BEDROOM TWO is a double room with a double glazed window to the rear and a door to a WC with hand basin.

A further set of stairs rise to the second floor. BEDROOM THREE is a double room with a double glazed window to the rear.

## OUTSIDE

To the front there is a low brick wall, paved pathway, stocked beds and pedestrian access through a double glazed door to the rear garden having a paved patio and a lawn area.

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND A – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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EPC: E

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**46 Merridale Road**  
Merridale

HOUSE: 91.8sq.m. 988sq.ft.  
 CELLAR: 19.4sq.m. 209sq.ft.  
 LOFT: 20.3sq.m. 218sq.ft.  
**TOTAL: 131.5sq.m. 1415sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE





