

Connells

Mere Oak Road
Perton Wolverhampton

Mere Oak Road
Perton Wolverhampton WV6 7NB

for sale
£300,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this well presented and attractive three bedroom extended family property in a popular cul-de-sac location. Benefiting from large internal and external space, this property is an ideal family home. Viewing is highly recommended, call Connells today to book your viewing.

Internally the property comprises entrance hall, large entertainment style family lounge, generous kitchen diner with utility area and french doors to the rear garden, downstairs wc, three spacious bedrooms, en-suite shower room and family bathroom. Externally there is a large driveway, garage, generous side garden and rear garden.

The Location & Area

Set to the west of Wolverhampton City Centre in the Perton area on a popular residential estate, only a short distance away from numerous local schools. Also this property is ideally located for local supermarket, library and numerous eateries.

Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

Lounge

21' 6" x 13' 7" max (6.55m x 4.14m max)

Double glazed window to front, central heating radiator, door to entertainment style kitchen diner.

Entertainment Kitchen Diner

9' plus recess x 22' 1" (2.74m plus recess x 6.73m)

Double glazed window to rear, French doors to rear garden, a range of stylish wall and base units, feature breakfast bar, a range of wall and base units with integrated oven, hob, extractor, inset sink, space for various appliances, space for dining table and chairs, feature tiled floor, door to downstairs wc.

Downstair Wc

Low flush toilet, pedestal sink, door to kitchen diner, door to garage.

First Floor Landing

Doors to various rooms.

Bedroom One

20' 11" max x 9' 2" (6.38m max x 2.79m)

Double glazed window to front and rear, central heating radiator, door to en-suite, door to first floor landing.

En-Suite

Double glazed window to rear, low flush toilet, pedestal sink, shower cubicle, door to Bedroom One.

Bedroom Two

12' 4" x 9' 11" plus wardrobe recess (3.76m x 3.02m plus wardrobe recess)

Double glazed window to front, fitted wardrobe, storage cupboard, central heating radiator, door to first floor landing.

Bedroom Three

9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Garage Storage Area

14' 11" x 8' 11" (4.55m x 2.72m)

Door to front, light, power, door to kitchen.

Outside Front

Large driveway providing multiple off road parking spaces, side garage area.

Outside Rear

Good size enclosed rear garden which is slabbed, side gated access.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



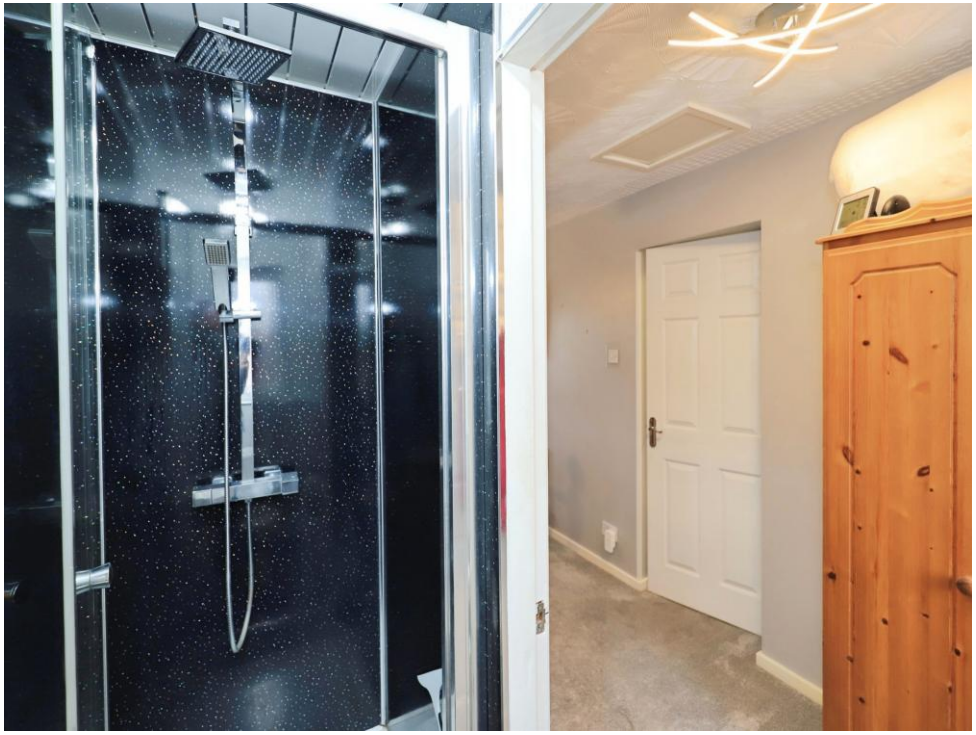




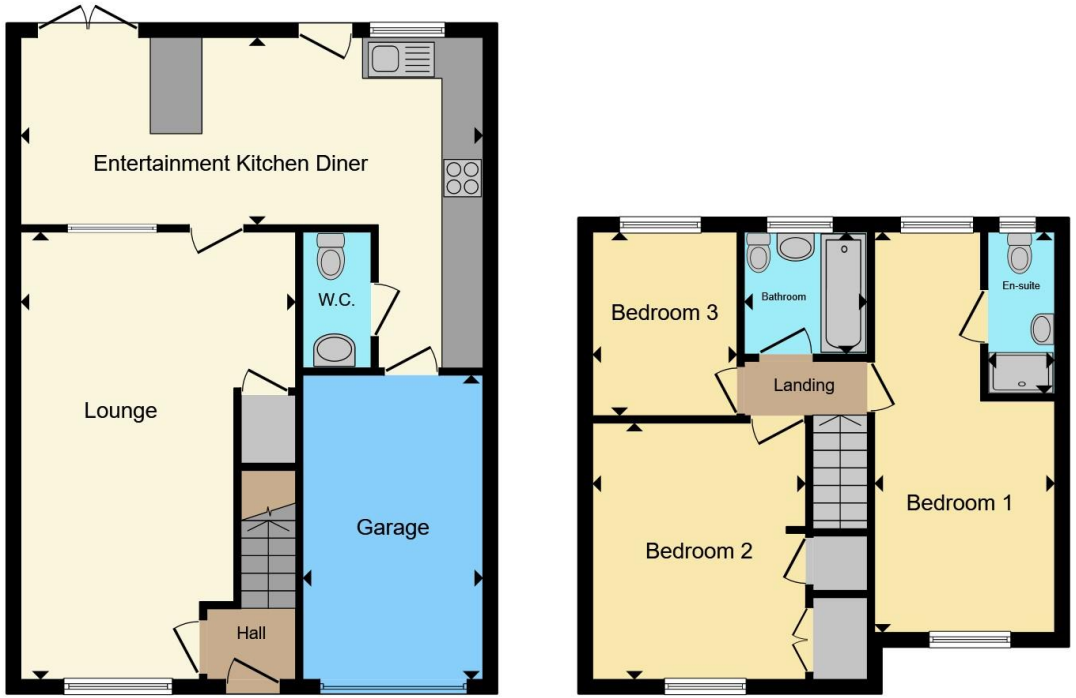












Ground Floor **First Floor**

Total floor area 105.4 m² (1,135 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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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336677

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.