



47 Grendon Gardens, Merry Hill, Wolverhampton, WV3 7NQ

BERRIMAN  
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# 47 Grendon Gardens, Merry Hill, Wolverhampton, WV3 7NQ

A well-located three-bedroom detached property with off-street parking, and a charming rear garden.

## LOCATION

Grendon Gardens lies off Coalway Road in a sought after location with a wide range of amenities within easy reach together with schooling in both sectors and there are regular bus services running along the Penn Road which give convenient access to Wolverhampton City Centre. There are extensive facilities and amenities including a doctor's surgery within a convenient distance.

## DESCRIPTION

47 Grendon Gardens offers well maintained accommodation, comprising a lounge, breakfast kitchen, and conservatory. To the first floor there are three bedrooms and a bathroom. The property features an attractive frontage with off-street parking and a charming rear garden.

## ACCOMMODATION

A composite door with side panels opens into the HALL with laminate flooring and a further door to the LOUNGE having coved ceiling, fireplace with gas fire and double glazed sliding doors to the CONSERVATORY with double glazed windows and sliding doors to the rear. The KITCHEN comprises wall and base mounted units with fitted work top, sink and drainer, space for an oven and washing machine, intergated undercounter fridge, breakfast bar, double glazed rear window and door to the enclosed side passage with double glazed doors to the front and rear.

Stairs rise to the LANDING with double glazed side window and an airing cupboard with gas boiler. BEDROOM ONE is a double room with double glazed windows. BEDROOM TWO is a double room with double glazed window and built in storage cupboard. BEDROOM THREE has a double glazed window and fitted wardrobes. The BATHROOM has a bath with shower over, vanity unit with cupboards below, WC, tiled flooring and double glazed window.

The property stands behind a DRIVEWAY providing off street parking and a shaped lawn. Gated side access leads to the REAR GARDEN having a paved patio, steps down to the lawn with hedged borders, well stocked beds and a range of shrubbery.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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**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.



**47 GRENDON GARDENS**  
**MERRY HILL**

HOUSE: 81.5sq.m. 877sq.ft.  
 GARAGE: 11sq.m. 118sq.ft.  
**TOTAL: 92.5sq.m. 995sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



