

Rees Page



22 Overton Walk, Merry Hill, Wolverhampton, WV4 4YF

An immaculately presented family home within this favoured residential estate to the South Western fringe of Wolverhampton, well served by a wide range of local amenities.

This delightful end-terraced family home benefits from four bedrooms, a modern kitchen and bathroom, spacious living areas, utility, guests WC and much more!

Also benefiting further from a lawned front garden, landscaped rear, rear parking, double glazing, and radiator central heating (both where specified).

Potentially, the property may be available with no upwards chain. Viewing is highly recommended to fully appreciate the size and presentation and is strictly by prior appointment.

Offers Around

£245,000



Entrance

Is made via a storm porch, with uPVC double glazed windows and door, ceiling lights, tiled floor and wooden door into

Reception Hall

With a ceiling light, understairs cupboard, antique oak parquet floor, radiator and doors into

Guests WC

With a ceiling light, hand wash basin, WC, tiled floor and double glazed window.

Living Room

16' 4" x 14' 9" max into bay (4.98m x 4.50m)

With a double glazed front bay window, ceiling light, fireplace with gas fire, laminate flooring and a radiator.

Kitchen Diner Family Room comprising of:

Kitchen Area

11' 6" x 10' 1" (3.51m x 3.07m)

Having a range of fitted wall and base units, roll edge work surfaces, space for 7 ring gas range cooker (available by separate negotiation), inset double Belfast sink, plumbing for a dishwasher, breakfast bar with storage below, tiled splashbacks, double glazed rear window and opening into

Living/Dining Area

15' 5" x 11' 6" (4.70m x 3.51m)

Having a ceiling light, radiator, feature stone fireplace, TV point, tiled floor, double doors to rear garden and door into

Utility Room

9' 0" x 5' 5" (2.74m x 1.65m)

Having a range of fitted wall and base units, roll edge work surfaces, plumbing for a washing machine, venting for a tumble dryer, ceiling light, tiled floor and double glazed door to rear garden.

Stairs

rise from the hallway to a first floor

Landing

With a loft access hatch, radiator, ceiling lights and doors into

Bedroom One

11' 10" x 11' 6" (3.61m x 3.51m)

With a double glazed front window, ceiling light with fan, radiator and extensive wardrobes to one wall (included in the sale).



Bedroom Two

11' 10" x 10' 6" (3.61m x 3.20m)

With a double glazed rear window, ceiling light, radiator and built in cupboard.

Bedroom Three

11' 6" x 10' 1" (3.51m x 3.07m)

With a double glazed front window, ceiling light and radiator.

Bedroom Four

8' 10" x 7' 11" (2.69m x 2.41m)

With a double glazed rear window, ceiling light and a radiator.



Bathroom

8' 9" x 6' 2" (2.67m x 1.88m)

A modern fitted suite, comprising of panel bath with shower over, vanity unit with wash basin, WC and storage, tiled walls and floor, ceiling light, extractor fan, towel radiator and a double glazed rear window.



Outside

To the fore is a spacious neatly presented lawned garden.

To the rear is a landscaped low maintenance garden with expansive patio area, artificial lawn, shed, light, cold water tap and gated access to rear communal carpark with parking bays.

Location

The property is situated within an established residential estate to the South Western fringe of Wolverhampton, with open countryside of South Staffordshire on the doorstep. There is a wealth of local amenities and schools to hand, and good bus/road networks.

From the Five Ways island at Merry Hill shops, head West along Langley Road and first left into Fareham Crescent.

The property can be assessed at front along the Walk, or by car via the communal car park to the rear.

For SATNAV please use the postcode WV4 4YF



NB

Fixtures and fittings such as carpets, light fittings and some curtains will be included.

Additional items, such as white goods, range cooker etc are potentially negotiable.

Viewing is strictly by prior appointment and made via the agent.

Tenure: Freehold

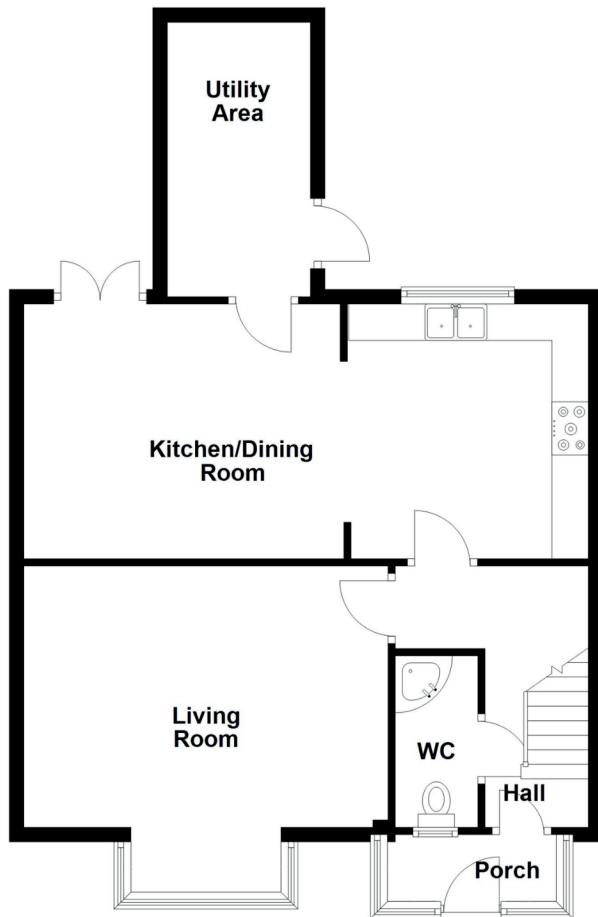
Council Tax: Wolverhampton Band B

Energy Performance Rating: C

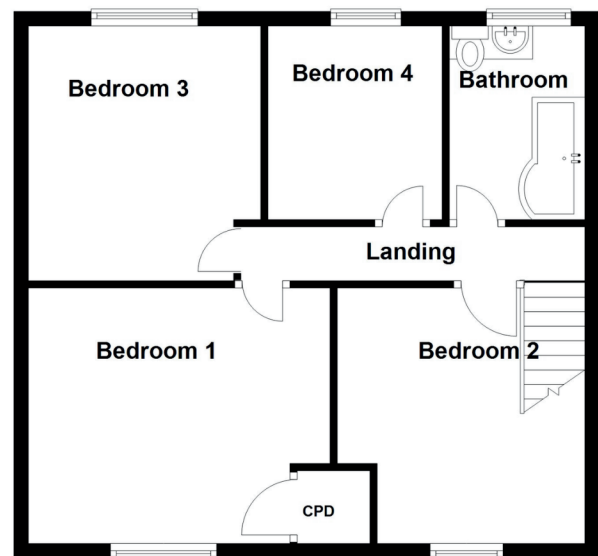


Total Floor Area = 112 square metres

Ground Floor



First Floor



22 Overton Walk, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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