



Connells

Bellencroft Gardens
Merry Hill Wolverhampton

Bellencroft Gardens Merry Hill Wolverhampton WV3 8DU

for sale offers in excess of
£325,000



Property Description

Connells Wolverhampton are delighted to bring to the market this exceptionally well presented and spacious four bedroom detached family property. Benefiting from NO ONWARD CHAIN this property must be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, dining room, spacious family kitchen and downstairs wc. On the first floor there are four generously proportioned bedrooms and family shower room. Externally there is double length garage and large driveway to front.

To the rear there is a highly landscaped and well maintained rear garden with electric controlled canopy.

Area & Location

Set to the west of Wolverhampton City Centre in the sought after Merry Hill area on a cusp of a rural lifestyle with Lower Penn being only a short distance away. There are a wide range of local shops, pharmacies and butchers.

Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms

Lounge

12' x 17' 5" (3.66m x 5.31m)

Double glazed bow window to front, central heating radiator, electric fire, door to entrance hall.

Dining Room

8' 10" x 9' 5" (2.69m x 2.87m)

Double glazed window to side, double glazed door to rear, central heating radiator, door to entrance hall.

Kitchen

12' 3" x 14' (3.73m x 4.27m)

Double glazed window to rear, double glazed door to side, a range of wall and base units with inset washing machine, dishwasher, fridge freezer, Worcester Bosch Greenstar boiler, inset stainless steel drainer sink, door to entrance hall.

Downstairs W.C.

Low flush toilet, wash hand basin, door to entrance hall

First Floor Landing

Double glazed window to side, doors to various rooms.

Bedroom One

9' 9" x 13' 8" (2.97m x 4.17m)

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

Bedroom Two

8' 10" x 13' 11" (2.69m x 4.24m)

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

Bedroom Three

8' 10" x 9' 5" (2.69m x 2.87m)

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

Bedroom Four

12' 1" x 6' 7" (3.68m x 2.01m)

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

Family Shower Room

Double glazed window to side, shower cubicle with mixer shower, vanity sink, low flush toilet, central heating radiator, door to first floor landing.

Outside Front

Large tarmac driveway providing off road parking, side gated access.

Outside Rear

Highly landscaped rear garden with a range of raised planter beds, paved patio area, remote control extending canopy over the patio.

Double Garage

Up and over door to front, double glazed window to rear.









Ground Floor



First Floor

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.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331517



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331517 - 0005