



## 68 BHYLLS LANE, CASTLECROFT

WOLVERHAMPTON, WV3 8DR

OFFERS IN THE REGION OF £235,000  
**FREEHOLD**

Three bedroom semi-detached home in a popular location - available with NO ONWARD CHAIN. Well situated for local shops and schools, the property comprises entrance hall, living room, dining room, kitchen, utility, ground floor w.c. three bedrooms and shower room. There is a driveway providing off road parking, a side garage, and lawned garden to the rear.





## 68 BHYLLS LANE

- NO CHAIN • POPULAR LOCATION • LIVING ROOM • SEPARATE DINING ROOM • UTILITY • GROUND FLOOR W.C. • GARAGE • SHOPS AND SCHOOLS NEARBY



### APPROACH

The property is approached via a driveway providing off road parking.

### ENTRANCE PORCH

### RECEPTION HALL

Staircase to the first floor, radiator, useful understairs cupboard.

### LIVING ROOM

12'9" into bay x 10'5"

Double-glazed bay window to the front, radiator.

### DINING ROOM

10'5" x 10'5"

Double-glazed window and door to the rear, radiator.

### KITCHEN

7'1" x 5'9"

Double-glazed window to the rear, fitted units with work surfaces above incorporating a sink and drainer unit. Doorway to the utility.

### UTILITY

8'10" x 8'10"

Doors to the rear garden plumbing for a washing machine, doors to the garage and w.c.

### GROUND FLOOR W.C.

Low-level w.c.

### FIRST FLOOR LANDING

### BEDROOM ONE

13'2" into bay x 10'4" into wardrobe

Double-glazed bay window to the front, radiator, fitted wardrobes.

### BEDROOM TWO

10'5" x 10'4" into wardrobe

Double-glazed window to the rear, radiator, fitted wardrobes.

### BEDROOM THREE

6'7" x 5'10"

Double-glazed window to the front, radiator.

### SHOWER ROOM

Double-glazed obscure window to the rear, towel rail, pedestal wash hand basin, low-level w.c, shower enclosure.

### GARAGE

15'7" x 9'0"

Double doors to the front, doorway to the utility.

### GARDEN

To the rear of the property is a mature lawned garden.

### TENURE Freehold

The property is freehold.

### COUNCIL TAX

Wolverhampton City Council - Tax Band C

### SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## **BROADBAND**

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

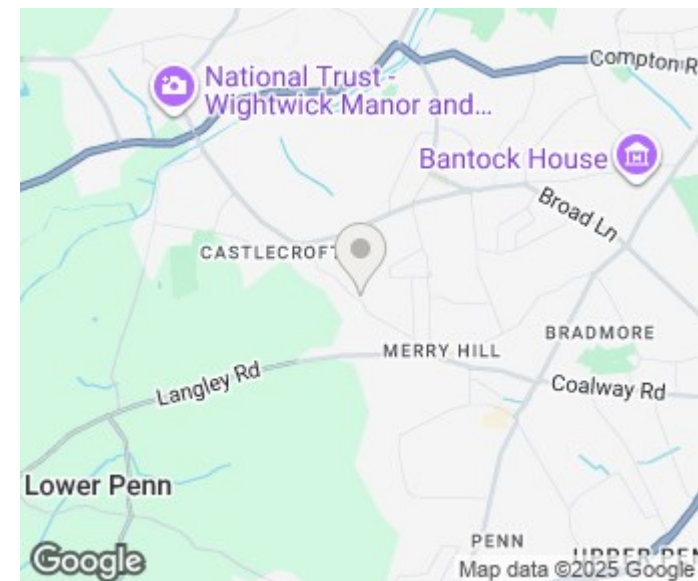
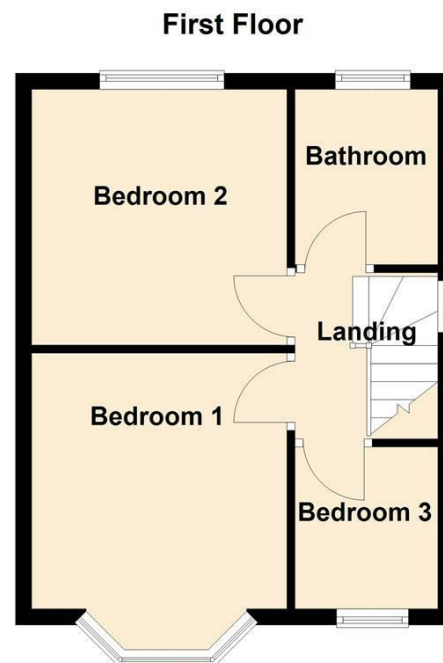
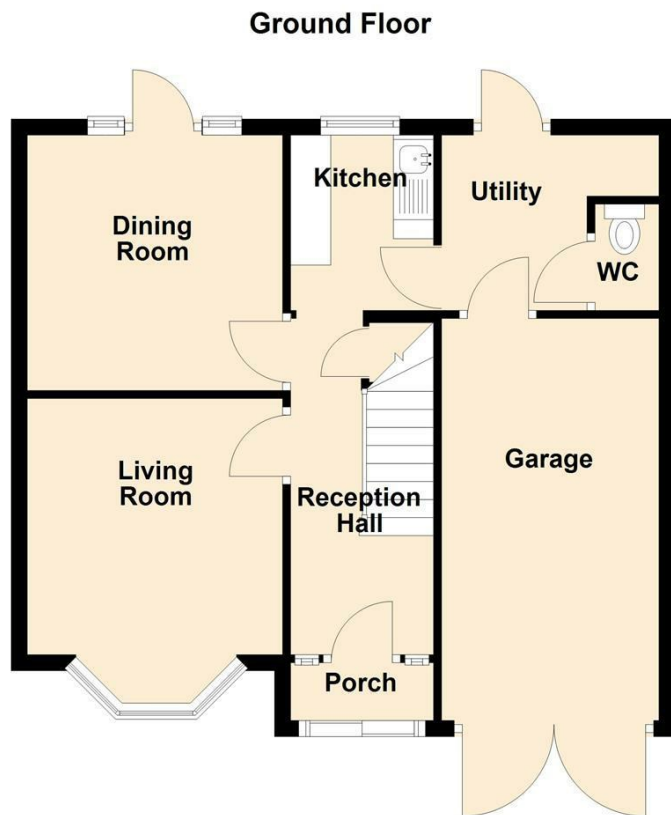
Potential purchasers should contact their preferred supplier to confirm availability and speed

## **OTHER INFORMATION**

The agent understands that the grant of probate is outstanding.

## **68 BHYLLS LANE**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements