

## Trysull Road, Wolverhampton, Staffordshire WV3 7JP



**Offers In The Region Of £225,000 Freehold**



**\*\* EXTENDED FAMILY HOME \*\* \*\*GREAT POTENTIAL\*\***

Looking for a for an extended family home in Merry Hill? Belvoir are delighted to offer this ATTRACTIVE THREE BEDROOM SEMI DETACHED FAMILY HOME! Situated in a popular residential area the home is close to schools and amenities and briefly benefits from; entrance hallway, downstairs Shower Room, storage, Living

Room/Dining Room, Conservatory, Kitchen/Diner, three Bedrooms, Family Bathroom and double glazing throughout. To the exterior the property also boasts from a rear garden and three car driveway. The property sits a close drive to Merry Hill town centre and with St Michael's Primary School just a two minute walk down the road.

Viewings are highly advised to appreciate the size!





## Entrance Hall

### Ground Floor Shower Room

Built-in double shower cubicle, wash hand basin, WC, bidet, part complementary wall tiling, central heating radiator.

### Lounge/ Dining Room

27'3 x 10'4

Two central heating radiators, sliding patio style doors leading to breakfast kitchen.

### Breakfast Kitchen

14'9 x 14'9

A range of wall and base units, double glazed window to side, inset single drainer sink unit, working surfaces, built-in double oven, hob, plumbing for washing machine and dishwasher, central heating radiator, tiled floor.



## Sun Lounge

15'7 x 11'4

Timber construction and single glazed with access to rear garden.

## First Floor Landing

### Bedroom One

14'2 x 10'4

Double glazed bay window to front, central heating radiator, door to landing.

### Bedroom Two

12'6 x 10'4

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

### Bedroom Three

8'5 x 5'5

Double glazed window to front, central heating radiator, door to landing.

## Family Bathroom



Double glazed window to rear, jacuzzi style bath with shower over, wash hand basin, WC, complementary wall tiling, chrome heated towel rail, tiled floor.

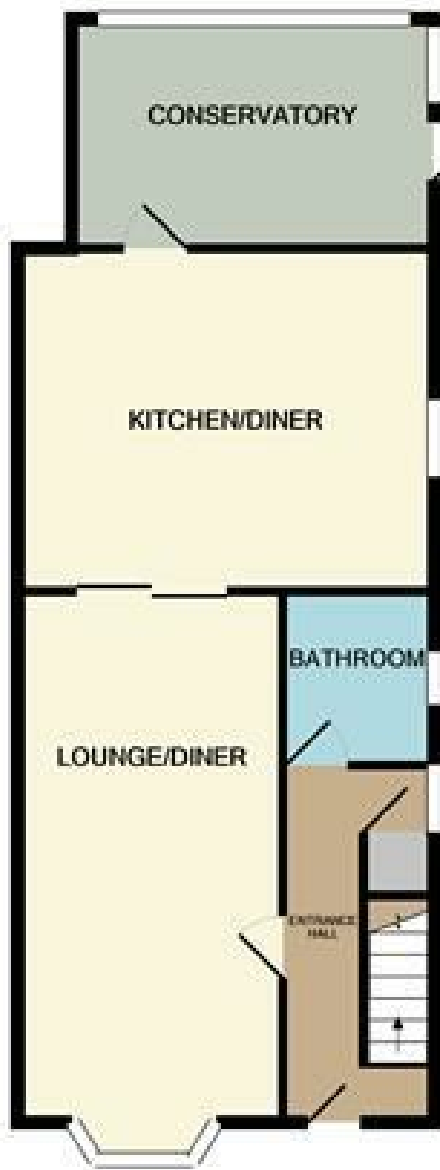
# BELVOIR!

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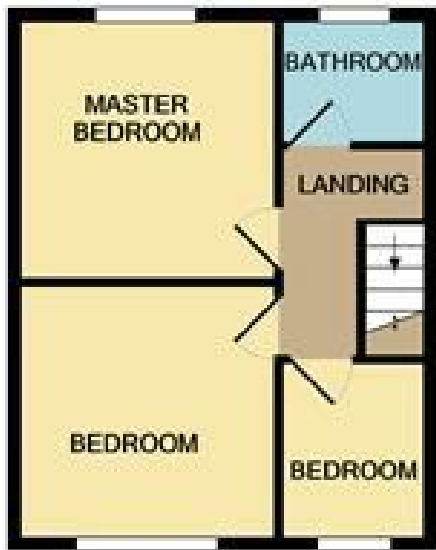


Call: 01902 267 111

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GROUND FLOOR  
APPROX. FLOOR  
AREA 531 SQ.FT.  
(49.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 259 SQ.FT.  
(24.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	49	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	