



230a Trysull Road, Merry Hill, Wolverhampton, WV3 7JR

BERRIMAN  
EATON



# 230a Trysull Road, Merry Hill, Wolverhampton, WV3 7JR

A well located family home standing in an unusually large plot of just over 0.2 acres in total with a particularly large garden and well appointed and well presented three bedroom accommodation over two storeys

## LOCATION

Trysull Road is a highly regarded residential address and the house stands within easy reach of the wide ranging local facilities provided by Merry Hill itself. The further, more extensive amenities afforded by Finchfield, Compton, Tettenhall and the City Centre are all within easy traveling distance and the area is well served by schooling in both sectors.

## DESCRIPTION

230a Trysull Road is a charming family home which was built in the 1970's and which benefits from well proportioned and well appointed accommodation to both ground and first floors with kitchen and bathroom suites of quality, double glazing and gas fired central heating.

The house stands in an unusually large plot for a house of this nature with a shielded frontage to Trysull Road and an outstanding rear garden which is over 300 ft in length with the entire plot having an area of just over 0.2 acres in total.

There is ample scope for extensions to both ground and first floors, subject to gaining all of the usual and necessary consents and permissions, which would enhance the scope of the accommodation provided should it be so required.

## ACCOMMODATION

Double glazed doors open into a PORCH with quarry tiled flooring and a double glazed front door with double glazed panels to either side leading into the HALL with a double glazed side window, internal door to the garage, coved ceiling and a useful understairs STUDY recess. The LOUNGE has a light, through aspect with a double glazed bow window to the front together with sliding double glazed patio doors to the rear garden, an elegant limestone fireplace with fitted living flame effect gas fire, wiring for wall lights and ceiling coving. The BREAKFAST KITCHEN is a well proportioned room with a comprehensive range of contemporary, gloss fronted wall and base mounted cabinetry with polished butchers block working surfaces and breakfast bar, a range of integrated appliances including a Baumatic electric hob with stainless steel filtration unit above, an integrated Neff microwave and built in Neff double electric oven, an integrated Miele fridge, ceramic tiling to the floor and double glazed windows and door into the CONSERVATORY which provides a superb extra living area with ample space for both seating and dining areas. It is fully double glazed with French doors to the garden, tiled flooring and electric wall mounted heaters helping to make it usable all year round.

Double glazed doors from both the kitchen and the conservatory open into the LAUNDRY with coordinating wall and base mounted units to those in the kitchen, a stainless steel sink unit, plumbing for a washing machine and a dishwasher, a double glazed rear window, a wall mounted gas fired central heating boiler, tiled flooring and a door to the GUEST CLOAKROOM with a contemporary white suite with a WC, part tiled walls, integrated ceiling light and tiled floor.

A staircase from the hall rises to the first floor landing with access to the roof space and ceiling coving. BEDROOM ONE is a good double room in size with a double glazed window to the front, a wide bank of fitted wardrobes, laminated flooring and ceiling coving. BEDROOM TWO is a good double room in size with two double glazed windows to the front, laminated flooring and ceiling coving and BEDROOM THREE is also a well proportioned room with laminated flooring, coved ceiling and a double glazed window overlooking the rear garden. There is a SHOWER ROOM with a well appointed suite with a fully tiled corner shower, a wide vanity unit with inset wash basin with cupboards beneath, laminated flooring, integrated ceiling lighting, double glazed window, tiled walls with mosaic relief, a linen cupboard with hot water cylinder with slatted shelf and a chrome towel rail radiator. There is a SEPARATE WC with a white suite, tiled walls with mosaic relief, laminated flooring, a double glazed rear window and integrated ceiling lighting.

## OUTSIDE

230a Trysull Road stands behind a generous frontage with a DRIVEWAY laid in imprinted concrete providing ample off street parking. There is a shaped front lawn and matured evergreen hedge boundaries helping to secure privacy. There is a GARAGE with an elevating door, electric light and power and an internal door to the hall.

The property benefits from a delightful REAR GARDEN which is of an unusually large size for a property of this type and in this location. There is a paved patio to the rear of the house leading to the extensive rear lawn beyond with well stocked beds and borders, a further paved terrace with pergola over and a timber garden shed and greenhouse.

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 / Ultrafast are available  
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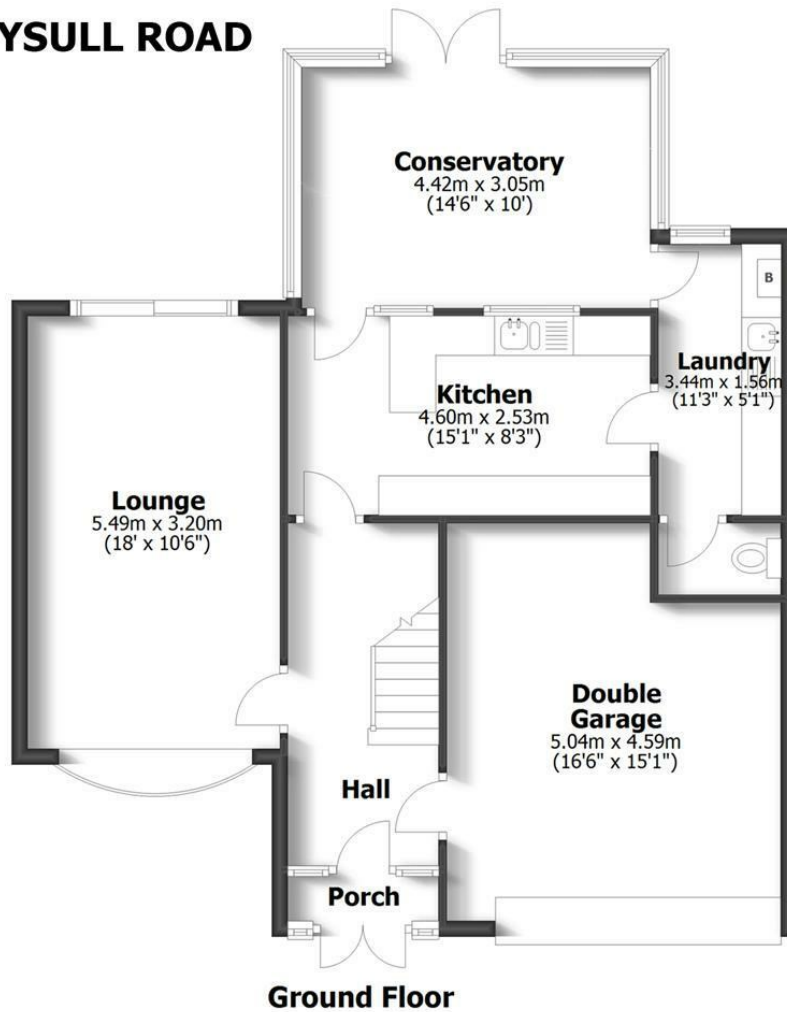
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.



## 230A TRYSULL ROAD MERRY HILL



HOUSE: 104.3sq.m. 1123sq.ft.  
GARAGE: 19.6sq.m. 211sq.ft.  
**TOTAL: 123.9sq.m. 1334sq.ft.**

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

