



55 Bellencroft Gardens, Merryhill

THOMAS HARVEY
ESTATE AGENTS

An Extended & Deceptive Four Bedroom Two Bathroom Detached Family Home

55 Bellencroft Gardens, Merryhill, Wolverhampton, WV3 8DU

Asking Price: £380,000

Tenure: Freehold

Council Tax: Band E

EPC Rating: D

Total Floor Area: 1636sq feet (152.0sq metres) Approx.

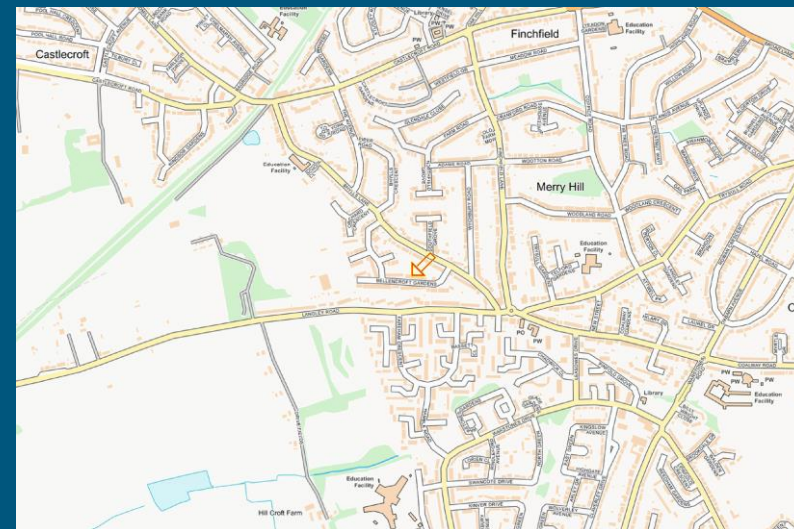
No Upward Chain

Situated in a popular residential area just off Bhylls Lane & on the border of Merryhill & Castlecroft, this deceptive detached house has been extensively extended over the years to provide a versatile layout whilst utilising the maximum space.

Ideal for purchasers requiring a property to restyle to own requirements, the accommodation includes porch to entrance hall with c-shaped stairs to first floor & cloaks cupboard below, front sitting room, useful study and a large 18ft living room with dining area overlooking the rear garden. The kitchen is fitted with a traditional oak suite and adjacent is a side lobby with WC, boiler cupboard and access to the veranda. On the first floor there are four double bedrooms, shower room and separate family bathroom with a coloured suite. At the side of the house is a veranda with a stores room and provides through access to the rear garden. The driveway provides off road parking and leads to the garage. The mature fully stocked rear garden provides a pleasant outlook whilst maintaining the maximum privacy and has the added benefit of a secret garden at the rear of the garden.

Within walking distance of the majority of amenities at Merryhill, the area is also served well with excellent local schools in both sectors and the city centre is less than 3 miles away.

Internal inspection is essential to appreciate this excellent family home, which is also offered with No Upward Chain. Having the benefit of a recently fitted gas central heating boiler, the double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door and matching side windows. **Entrance Hall:** Internal hardwood glazed opaque door with matching side window, radiator, coved ceiling, built in cloaks cupboard and staircase to first floor.

Sitting Room: 17'3" (5.25m) x 11'6" (3.50m)

Two radiators, brick fireplace & hearth with shelving, coved ceiling and double glazed leaded bow window to front.

Living Room with Dining Area: 18'4" (5.60m) x 13'9" (4.20m)

Marble style fireplace & hearth with decorative surround & gas coal fire, two radiators, wall light points, coved ceiling and double glazed patio doors to rear garden.

Study: 6'7" (2.80m) x 4'3" (1.30m)

Radiator, coved ceiling, storage under stairs and internal glazed window.

Kitchen: 16'5" (5.00) x 8'10" (2.70m)

Fitted with a matching suite of wood units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops & dresser unit, coved suspended wall cupboards, recess & gas point for cooker with concealed extractor hood over, built in appliances include fridge & dishwasher, coved ceiling, ceramic tiled flooring and double glazed window to rear.

Inner Lobby: Built in cupboard housing gas fired central heating boiler. **Fitted Cloakroom:**

Low level WC, sink unit and internal glazed opaque window. Access leads to: **Veranda:** Double glazed side windows to side, through access, PVC double glazed door to front and access to: **Utility/ Stores Room:** 7'10" (2.40m) x 4'1" (1.25m)
Power and lighting.

First Floor Landing: Built in airing cupboard, coved ceiling and double glazed opaque picture window over staircase.

Bedroom One: 12'10" (3.90m) x 11ft (3.35m)

Vanity unit, radiator and double glazed window to rear.

Bedroom Two: 11'6" (3.50m) x 10'6" (3.20m)

Fitted wardrobes, radiator and double glazed window to rear.

Bedroom Three: 11'6" (3.50m) x 8'10" (2.70m)

Radiator and double glazed leaded window to front.

Bedroom Four: 12'10" (3.90m max) x 11'2" (3.40m)

Radiator, built in wardrobe and double glazed leaded window to front.

Shower Room: 6'11" (2.10m) x 4'9" (1.45m)

Fitted with a traditional suite comprising corner shower enclosure with vanity unit and low level WC, heated towel rail, tiled walls, wall mounted mirror and double glazed opaque window to side.

Bathroom: 7'5" (2.25m) x 5'9" (1.75m)

Fitted with a traditional coloured suite comprising panelled bath, low level WC, pedestal wash hand basin, radiator, tiled walls and double glazed opaque window to side.

Garage: 13'9" (4.20m) x 7'10" (2.40m)

'Up & Over' garage door, power, lighting and glazed window to side.

Rear Garden: A mature fully stocked rear garden with full width L-Shaped paved patio, centre shaped lawn, paved side path, pergola, flowering borders, a variety of shrubs & trees, surrounding fencing and 'secret garden' at rear.



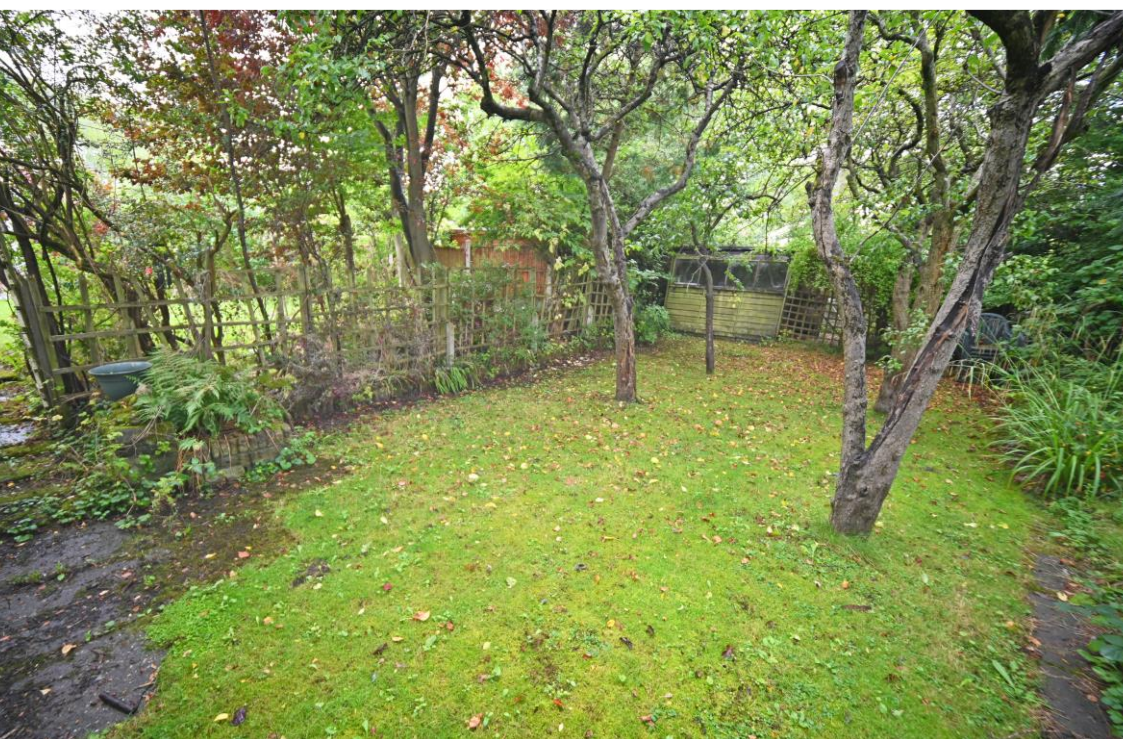












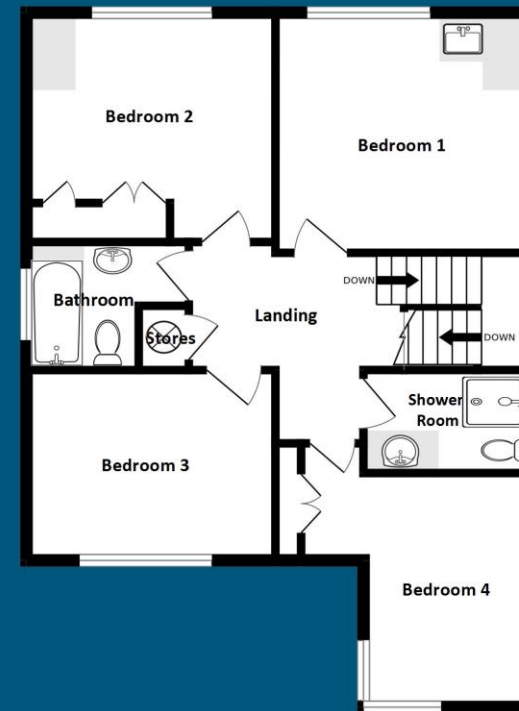
Ground Floor

Approx.: 969sq feet (90.0sq metres)



First Floor

Approx.: 667sq feet (62.0sq metres)



Total Floor Area: 1636sq feet (152.0sq metres) Approx.

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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