



114 Bhylls Lane, Castlecroft

An Extended & Deceptive Three Bedroom Detached Family House with approx. 120ft long Rear Garden In A Prominent Position in This Favoured Residential Area

114 Bhylls Lane, Castlecroft, Wolverhampton, WV3 8DZ

Asking Price: £335,000

Tenure: Freehold

Council Tax: Band B - Wolverhampton

EPC Rating: D (57)

Total Floor Area: 1356sq feet (126.0sq metres)

No Upward Chain

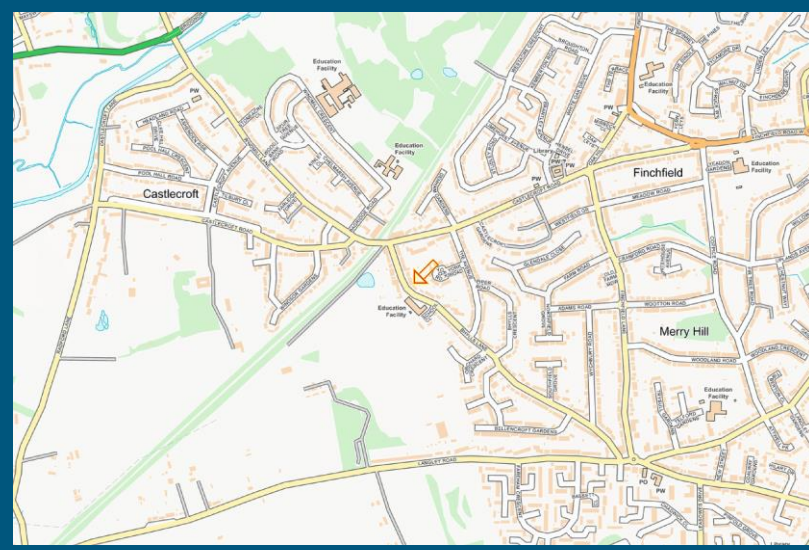
Situated in one of the most favoured residential areas on the border of Merryhill & Castlecroft, within walking distance of the majority of amenities, this modern detached property has been extended and restyled in recent years to provide an attractive interior, ideal for purchaser's requiring a property ready to just move into!

Designed to utilise the maximum space and having been well maintained with neutral décor throughout, the accommodation includes porch to spacious entrance hall, 26ft through living room with dining room, double glazed conservatory and useful downstairs shower room/ utility. At the rear of the property is the L-Shaped kitchen which has been fitted with an extensive suite of matching laminate units. On the first floor there are three bedrooms and the bathroom is fitted with a smart well-appointed white suite. At the front of the property there is the benefit of a walled double width driveway providing ample off road parking. An impressive selling point of Bhylls Lane, is the mature rear garden measuring at over approx. 120ft long with a large paved patio area and separate lawn.

Although the house has been extended, there is tremendous potential to further extend the accommodation on the first floor to provide further bedroom & bathroom accommodation (Subject to Planning Permission).

Within easy walking distance of Merry Hill Shopping parade and the amenities therein, Bhylls Lane is also convenient for the city centre & local schools in both sectors. Internal inspection is essential to appreciate this excellent family home, which is also offered with No Upward Chain.

The gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed double doors with matching floor to ceiling side windows and tiled flooring.

Entrance Hall: 14'9" (4.50m) x 7'5" (2.25m)

PVC double glazed door with matching opaque side window, radiator, laminate flooring and staircase to first floor with storage cupboard below.

Living Room: 14'9" (4.50m into bay) x 11'10" (3.60m) **with Dining Area:** 11'10" (3.60m) x 11'10" (3.60m) Feature modern stonier style fireplace with electric fire, two radiators, laminate flooring, double glazed bay window to front and internal double glazed door with side window leading to:

Conservatory: 14'9" (4.50m) x 8'10" (2.70m)

Laminate flooring and door to rear garden.

Downstairs Shower Room/ Utility: 8'10" (2.70m) x 8ft (2.45m)

White suite with corner double shower enclosure with overhead power shower & separate spray, low level WC, pedestal wash hand basin, chrome heated towel rail, built in base cupboards with worktop, recessed ceiling spotlights, tiled flooring and double glazed opaque window to front.

L-Shaped Breakfast Kitchen: 17'5" (5.30m max) x 15'9" (4.80m max)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, recess & gas point for cooker, plumbing for washing machine & dishwasher, concealed wall mounted gas fired Worcester central heating boiler, radiator, tiled flooring, recessed ceiling spotlights and double glazed windows to rear with matching side door.

First Floor Landing: Loft hatch and double glazed window to side

Bathroom: 8'4" (2.55m) x 7'5" (2.25m)

Fitted with a modern white suite comprising panelled bath with shower spray, corner shower enclosure with chrome overhead power shower & separate spray, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, stone style tiled flooring and double glazed opaque window to rear.

Bedroom One: 12ft (3.65m) x 11'10" (3.60m)

Radiator and double glazed window to rear.

Bedroom Two: 12ft (3.65m) x 11'10" (3.60m)

Radiator and double glazed window to front.

Bedroom Three: 8ft (2.45m) x 7'5" (2.25m)

Radiator and double glazed window to front.

Rear Garden: At approx. 120ft long, the rear garden provides a pleasant outlook and creates an excellent useable outdoor space including large paved terrace of approx. 125sq metres with surrounding fencing, a full width lattice trellis fence separates the garden and leading to the shaped lawn with garden storage and surrounding fencing.





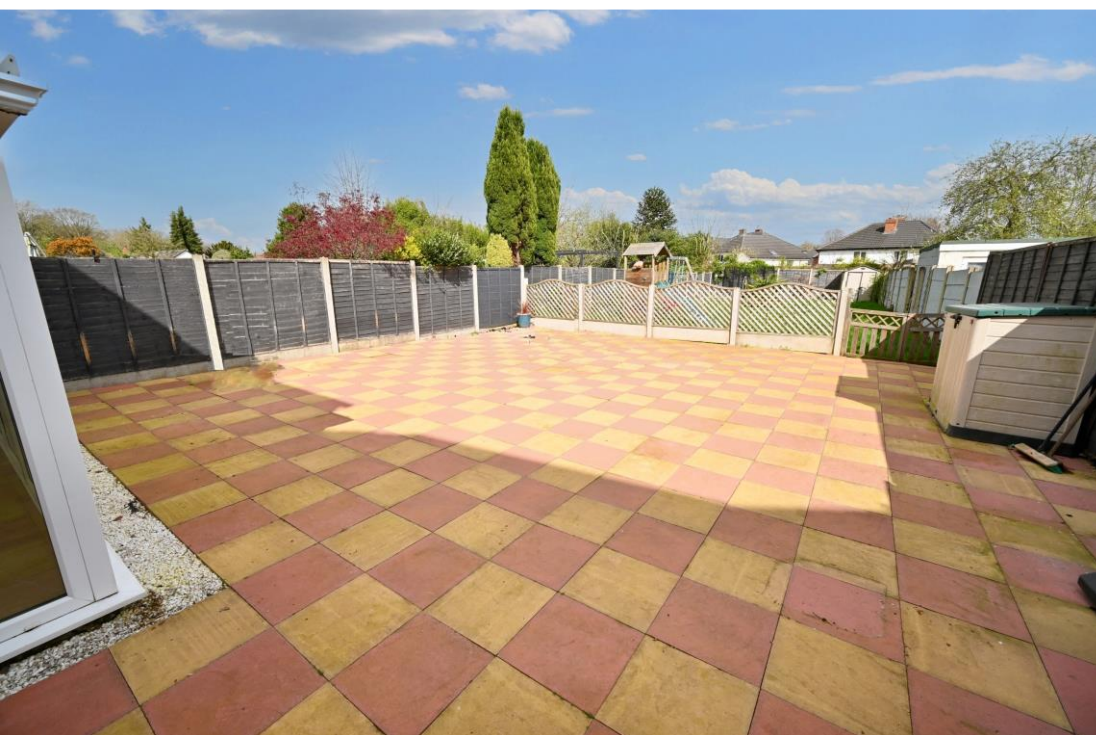






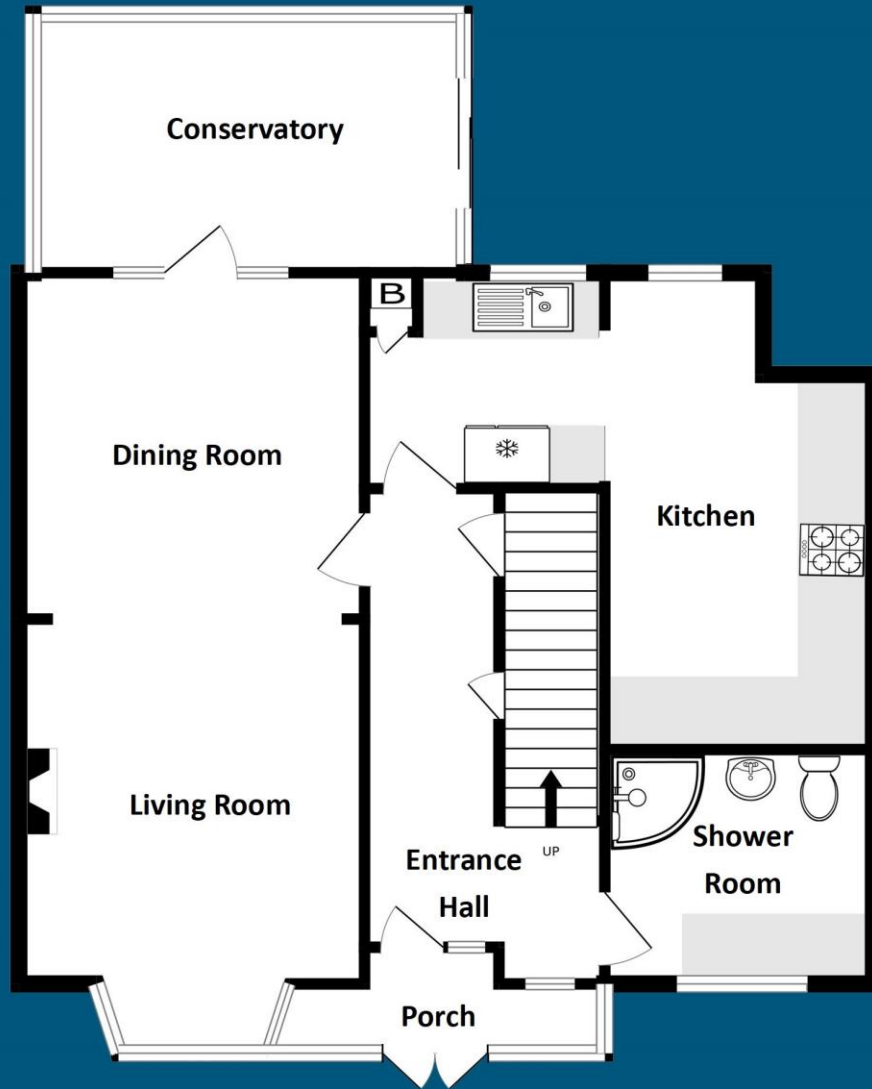






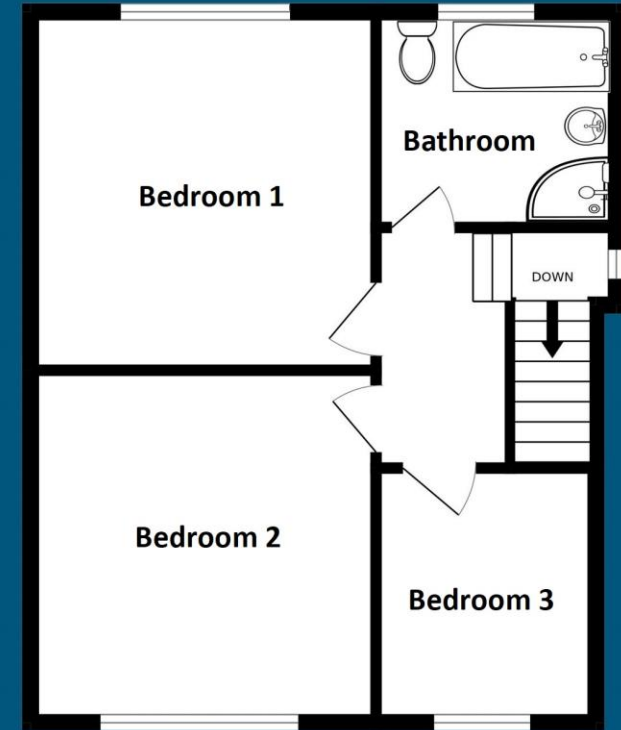


Total Floor Area Approx.:
1356sq feet (126.0 sq metres)



Ground Floor

Approx.: 861sq feet (80.0 sq metres)



First Floor

Approx.: 495sq feet (46.0 sq metres)

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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