



41 Bhylls Crescent, Castlecroft

THOMAS HARVEY
ESTATE AGENTS

An Exceptionally Well Appointed Three Bedroom Charming Semi-Detached House In A Favoured Residential Area Just Off Bhylls Lane

41 Bhylls Crescent, Finchfield, Wolverhampton, WV3 8DX

Asking Price: £315,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: D (57) No: 8401-6217-7022-8227-2503

Total Floor Area: 909.3sq feet (84.5sq metres) approx.

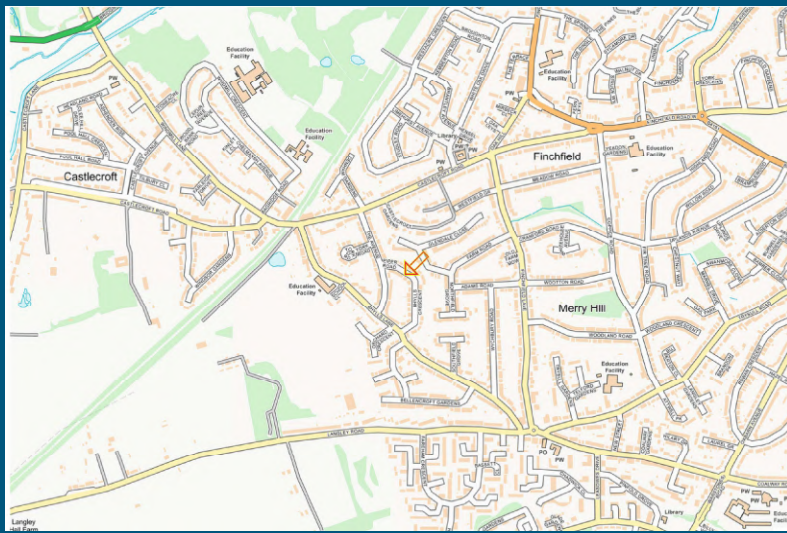
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position, located just off Bhylls Lane & The Avenue, therefore in a most popular residential area, this deceptive semi-detached property has been thoughtfully restyled in recent years to create a high standard of living accommodation with a host of charming and attractive features throughout.

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed throughout incorporating many features including quality carpets & flooring, fresh simplistic décor throughout, original internal oak doors and a fantastic 18ft open plan dining kitchen with family area & French doors to the rear garden.

Measuring at approx. 909.3sq feet, the interior incorporates porch to entrance hall with cloaks cupboard & C-Shaped staircase to first floor, front living room with feature fireplace and ofcourse the full width open plan kitchen with family/ dining area, ideal for entertaining large families & guests. On the first floor there are three bedrooms and the family bathroom is fitted with a white suite. At the front of the house is a paved driveway providing ample off road parking. The south facing rear garden further compliments Bhylls Crescent, offering a pleasant setting and being sympathetically to the optimum effect, an excellent useable outdoor space.

Within easy walking distance of Merry Hill Shopping parade and the amenities therein, Bhylls Crescent is also convenient for the city centre & local schools in both sectors. Ideal for buyers requiring a quality family house ready to just move into and available with No Upward Chain, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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 door with matching side windows. **Entrance Hall:** Internal hardwood door with internal opaque glazed windows, radiator, laminate flooring, double glazing window to side and C-Shaped staircase to first floor with large built in storage cupboard below.

Living Room: 13'8" (4.15m) x 11'11" (3.63m)

Open fire place with tiled hearth & oak surround, radiator, laminate flooring and double glazed bay window to front.

Open Plan Kitchen with Dining & Family Area: 18ft (5.50m max) x 15'9" (4.85m)

Fitted with an extensive suite of matching cream units comprising stainless steel sunken drainer sink unit with mixer tap, a range of cupboards & drawers with matching hardwood worktops including breakfast bar, suspended wall cupboards, Range style double with black cooker with matching extractor hood over, plumbing for washing machine & dishwasher, part tiled walls, tiled flooring & double glazed window to rear. **Dining & Family Room:** Two radiators, recessed ceiling spot lights, laminate flooring and double glazed French doors to rear.

First Floor Landing: Double glazed picture window to side and loft hatch.

Bedroom One: 11ft (3.35m) x 9'8" (2.95m)

Full width floor to ceiling built in wardrobes, radiator and double glazed window to front.

Bedroom Two: 10'2" (3.10m) x 9'6" (2.89m)

Built in double wardrobe, radiator and double glazed window to rear.

Bedroom Three: 7'11" (2.41m) x 7ft (2.14m)

Radiator and double glazed window to front.

Bathroom: 6'9" (2.11m) x 6'6" (2.00m)

Fitted with a modern white comprising P-Shaped panelled bath with shower & screen, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls & flooring, recessed ceiling spot lights double glazed window to rear.

Rear Garden: At approx.90ft long the south facing rear garden has been neatly landscaped to provide a most charming outlook and comprising full width paved patio with dwarf wall, steps lead to shaped lawn, a further paved terrace, flowering borders with a variety of shrubs & trees, timber shed and surrounding fencing.

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.







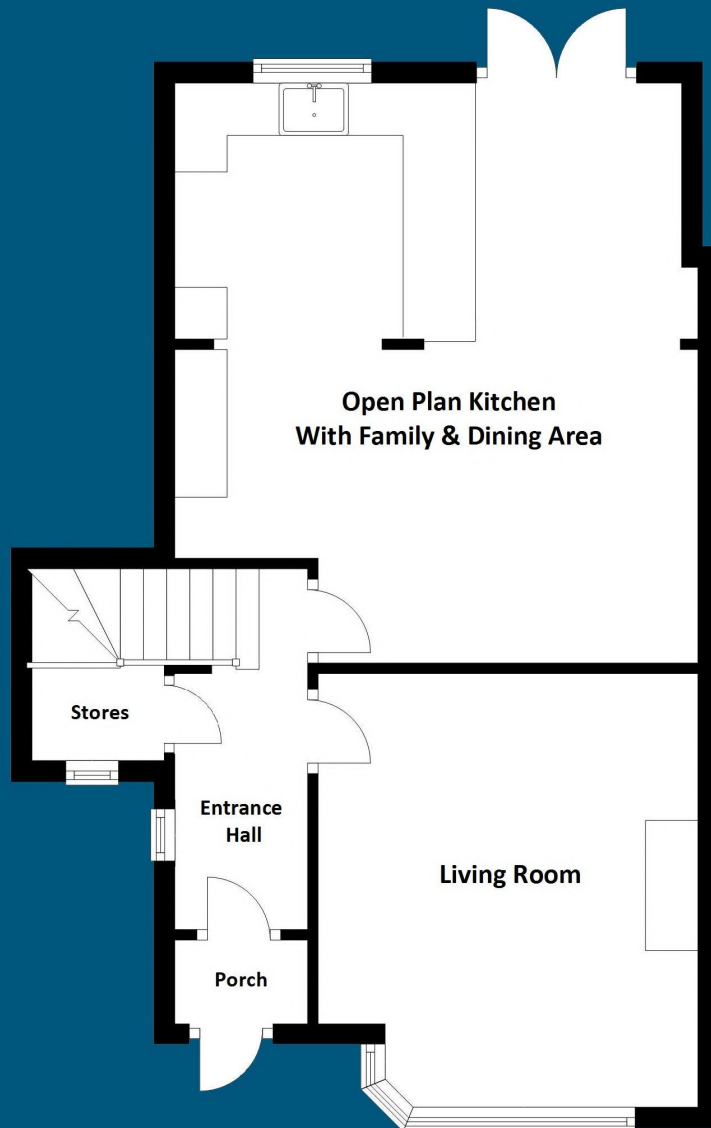












Ground Floor

Approx.: 522.3sq feet (48.5sq metres)

**Total Floor Area: 909.3sq feet
(84.5sq metres) Approx.**



First Floor

Approx.: 387.0sq feet (36.0sq metres)

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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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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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