



51 Bhylls Lane, Merry Hill

An Individually Designed Three Bedroom Detached House, Set Back From The Road, Enjoying A Mature South Facing 170ft Long Garden, With Tremendous Potential To Extend & Restyle To Own Requirements!

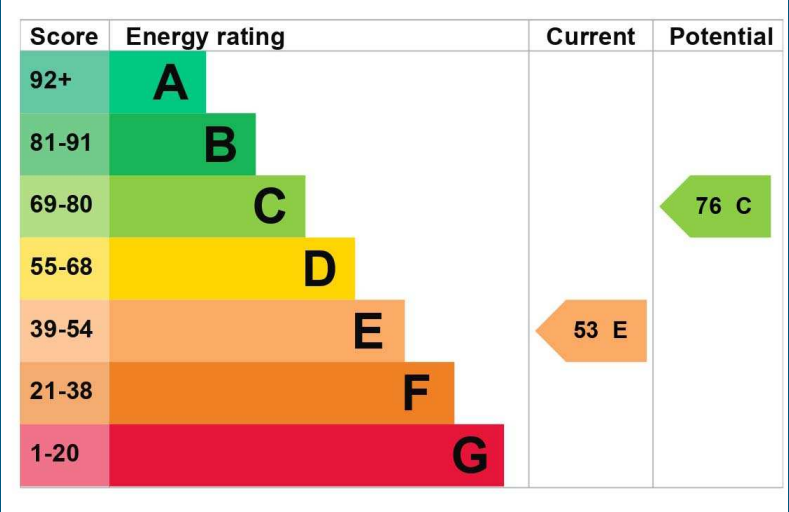
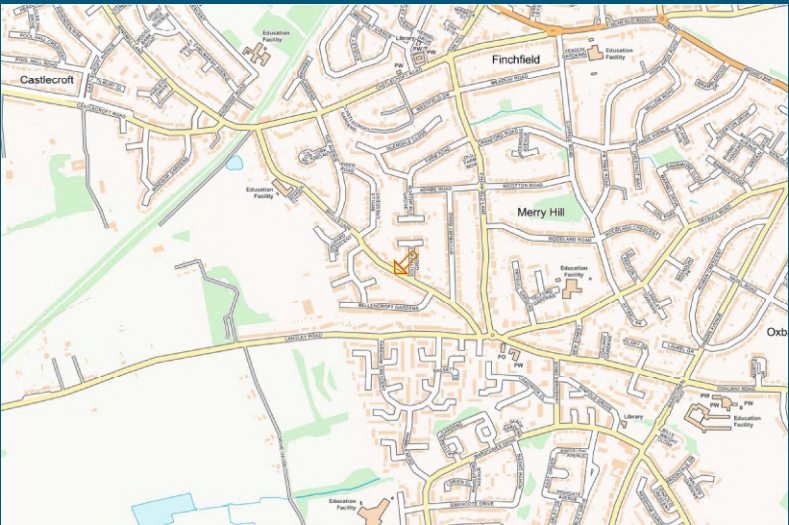
51 Bhylls Lane, Merry Hill, Wolverhampton, WV3 8DJ
Asking Price: £300,000

Tenure: Freehold.
Council Tax: Band D - Wolverhampton
EPC Rating: E (53) No: 2613-1269-1143-3171-1031
Total Floor Area: 1036.1sq feet (96.3sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have likely coverage outdoor.

Occupying a choice position on Bhylls Lane, just opposite Southfield Grove and therefore in a most popular residential area, this deceptive & traditional detached property offers tremendous potential to restyle to own requirements and with further scope to extend the accommodation (Subject to Planning Permission).

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which has been designed to utilise the maximum space, yet offering a versatile layout. Measuring at approx. 1036.1sq feet (96.3.0sq metres) the interior incorporates entrance hall with cloaks recess & staircase to first floor, front living room, extended rear living room and a breakfast room leads to the kitchen at rear. Adjacent is a rear lobby with downstairs WC. On the first floor there are three bedrooms and a shower room. At the front of the house is a driveway providing off road parking and leads to the detached garage. A feature of 51 Bhylls Lane is certainly the south facing rear garden which not only enjoys a pleasant setting, also benefits from a 170ft long lawn with a large variety of shrubs & trees.

Within easy walking distance of Merry Hill Shopping parade, together with facilities at Windmill Lane shops, the area is therefore most convenient for the majority of amenities including a number of popular schools in both sectors. The city centre is also an easy commute being less than 2 miles away. Offered with ‘no upward chain’, the accommodation further comprises:



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Entrance Hall: Hardwood glazed front door with hardwood opaque leaded glazed window, radiator and C-Shaped staircase to first floor with cloaks recess under, built in cupboard & leaded opaque glazed window to side.

Sitting Room: 12'7" (3.83m) x 12' (3.66m)

Granite hearth with gas fire, radiator, coved ceiling and double glazed bay window to front with matching bow window to side.

Living Room: 19ft (5.78m) x 11'11" (3.63m)

Feature York stone brick fireplace with slate hearth & electric fire, two radiators and double glazed French doors to rear with matching leaded window to front.

Open Plan Breakfast Room & Kitchen: 22'4" (6.80m) x 9'6" (2.90m)

Breakfast room: Radiator, beamed ceiling, double glazed leaded opaque window to side and open archway to: **Kitchen:** Fitted with a matching suite of white units comprising base cupboards & drawers, single drainer sink unit with matching worktops, suspended wall cupboards, recess & gas point for cooker, plumbing for washing machine, wall mounted gas fired central heating boiler, tiled effect vinyl flooring and glazed window to rear.

Rear Lobby: PVC double glazed door, tiled effect vinyl flooring and **Downstairs WC:** Low level WC, part tiled walls, tiled effect vinyl flooring and opaque glazed window to side.

First Floor Landing: Loft hatch and opaque leaded glazed window to side.

Bedroom One: 12' (3.66m) x 10'5" (3.18m)

Built in double wardrobes, radiator, coved ceiling and double glazed window to front.

Bedroom Two: 10'1" (3.08m) x 7'7" (2.32m)

Built in floor to ceiling wardrobe, shelving, radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 9'11" (3.02m) x 7'3" (2.21m)

Radiator, coved ceiling and double glazed windows to front & rear.

Shower Room: Fitted with a white suite comprising corner shower enclosure, low level WC, pedestal wash hand basin, chrome heated towel rail, wall mounted mirror, PVC panelled walls, vinyl flooring and double glazed opaque window to rear.

Detached Garage: 14'10" (4.53m) x 7'5" (2.26m)

Side opening garage doors and rear door.

Mature Rear Garden: Enjoying a south facing aspect and measuring at over 170ft long, the rear garden is certainly an impressive feature and enjoys a most pleasant open outlook. The garden comprises of a full width paved patio with a raised decked terrace with matching railings, a vast lawn, a variety of shrubs & trees, timber garden sheds and surrounding fencing & hedging.

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.















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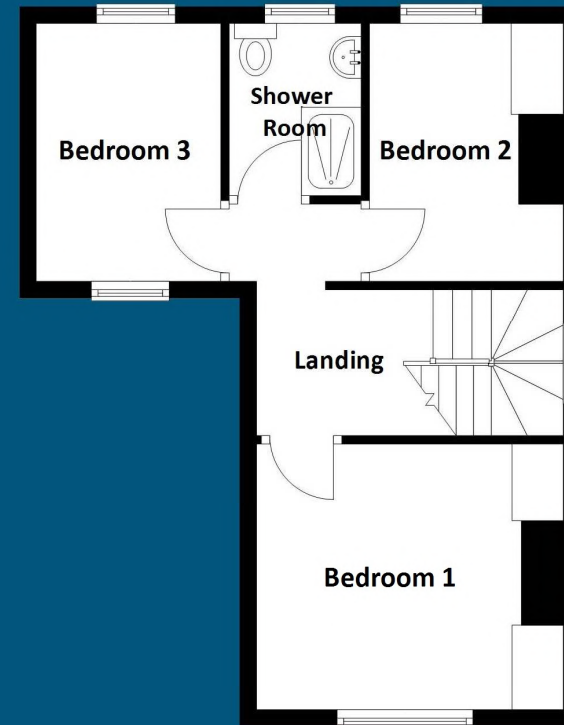
**Total Floor Area: 1036.1sq feet
(96.3sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



Ground Floor

Approx.: 626.5sq feet (58.2sq metres)



First Floor

Approx.: 409.6sq feet (38.0sq 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.

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

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