



76 Bhylls Lane, Castlecroft

THOMAS HARVEY
ESTATE AGENTS

A Most Deceptive & Extended Four Bedroom Two Bathroom Semi Detached Family House, Occupying A Large Conner Plot In This Favoured Residential Area!

76 Bhylls Lane, Finchfield, Wolverhampton, WV3 8DR
Asking Price: £340,000

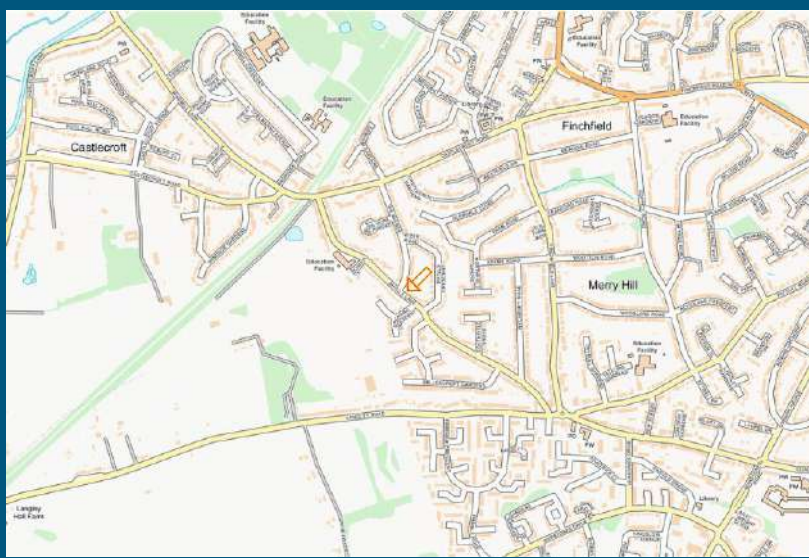
Tenure: Freehold
Council Tax: Band C - Wolverhampton
EPC Rating: D (65) No: 2573-8180-1527-0878-4114
Total Floor Area: 1,170.0sq feet (108.7sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position, on the corner of Bhylls Lane & The Avenue and therefore in a most popular residential area, this most deceptive semi-detached property has been thoughtfully restyled in recent years to create a high standard of living accommodation with a host of contemporary and attractive features throughout. Undoubtedly a superb example of a family home!

Deceptive externally, viewing of the extended interior is essential to appreciate the surprisingly spacious living accommodation which is not only stylishly appointed throughout but has been designed to create an open plan living space on the ground floor with the practical arrangement of an additional & separate reception room.

Measuring at approx. 1,170sq feet (108.7sq metres) the interior includes many attractive features including quality carpets & flooring, trendy décor, modern bathrooms and a refitted full width dining kitchen. The accommodation includes entrance hall with central staircase to the first floor, having stores & guest WC and the open plan living space includes sitting room, dining area and L-Shaped kitchen with an extenuate suite of built in units. The ground floor also includes a separate 16ft lounge with sliding doors to the front enclosed rear garden. On the first floor there are four bedrooms and both the master ensuite and family bathroom are fitted with white suites. As the property occupies a corner plot, the deceptive surrounding gardens are landscaped creating a pleasant outlook and offering excellent useable outdoor space. At the front of the house is a gravelled driveway providing ample off road parking, however if required, the frontage could be utilised to extend the driveway using the front garden space and there is even provision for the construction of a detached garage (Subject to Planning Permission).

Within easy walking distance of Castlecroft & Merry Hill Shopping parade with the amenities therein, Bhylls Lane is also extremely convenient for a number of schools in both sectors and the city centre is approx. 2miles away. Ideal for buyers requiring a quality family house ready to just move into, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: PVC double glazed opaque door with matching side windows, graphite vertical radiator, laminate flooring and stairs to first floor with built in cloaks cupboard below. **Guest WC:** Low level WC, corner sink unit, tiled flooring and extractor fan.

Sitting Room: 13'4" (4.11m into bay) x 10'3" (3.15m max)

Radiator, recessed ceiling spotlights, laminate flooring and double glazed bay window to front. Open Archway to:

Open Plan Dining Kitchen: 24'3" (7.38m) x 21'5" (6.53m)

Fitted with a matching suite of modern laminate units comprising stainless steel single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching work tops, suspended wall cupboards, 4- ring gas hob with stainless steel extractor hood over, built in double Hotpoint oven with combination grill over, recess for fridge freezer, plumbing for dishwasher & washing machine, recessed ceiling spotlights, tiled flooring and double glazed window to rear. **Dining Area:**

Graphite vertical radiator, recessed ceiling spotlights, laminate flooring and double glazed bifold doors to rear garden.

Lounge: 15'9" (4.85m) x 10'8" (3.32m)

Radiator, recessed ceiling spotlights with part vaulted ceiling, laminate flooring and large double glazed large sliding doors to front garden.

First Floor Landing: Loft hatch.

Bedroom One: 13'9" (4.19m) x 12'4" (3.76m)

Radiator, built in wardrobes, recessed ceiling spotlights and double glazed window to front. **Ensuite Shower Room: 6'11" (2.11m) x 4'10" (1.46m)**

Fitted with a white suite comprising corner shower enclosure, vanity unit with mirrored cabinet over, built in cupboard housing Worcester gas fired central heating boiler, recessed WC, radiator, recessed ceiling spotlights, tiled flooring and double glazed opaque window to rear.

Bedroom Two: 13'2" (4.03m into bay) x 10'3" (3.12m)

Radiator and double glazed bay window to front.

Bedroom Three: 10'8" (3.24m) x 10'3" (3.12m)

Built in triple wardrobes, radiator and double glazed window to rear.

Bedroom Four: 6'9" (2.05m) x 5'11" (1.81m)

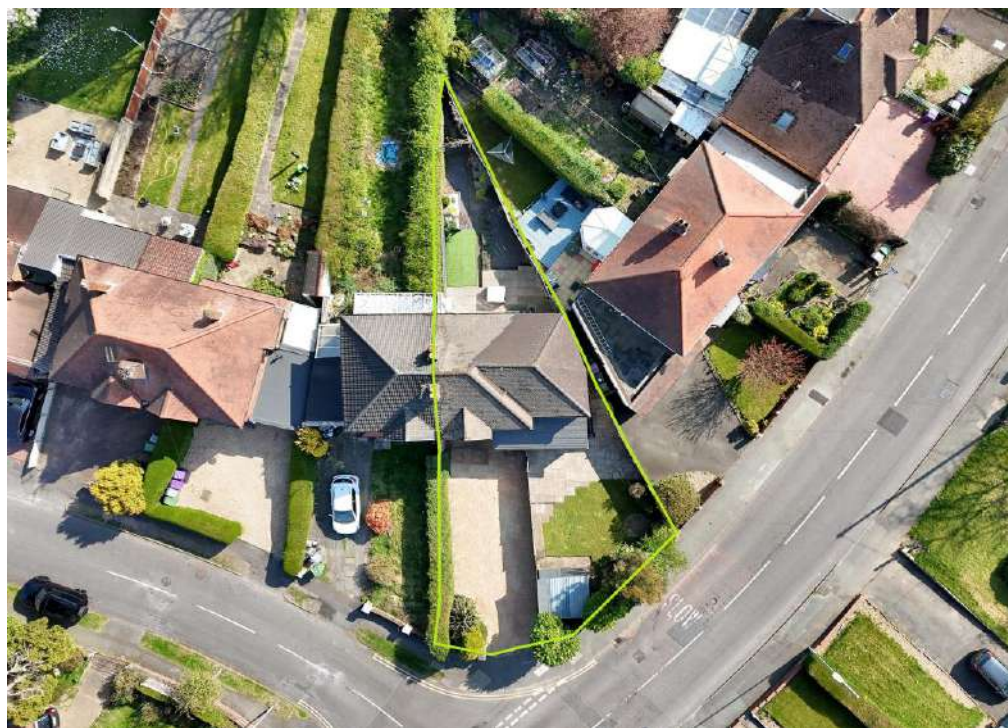
Radiator, laminate flooring and double glazed window to front

Family Bathroom: 7'9" (2.35m) x 5'10" (1.78m)

Fitted with a modern white suite comprising panelled bath with spa jet features & handheld spray, separate corner shower enclosure, low level WC, vanity unit, chrome heated towel rail, tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to rear.

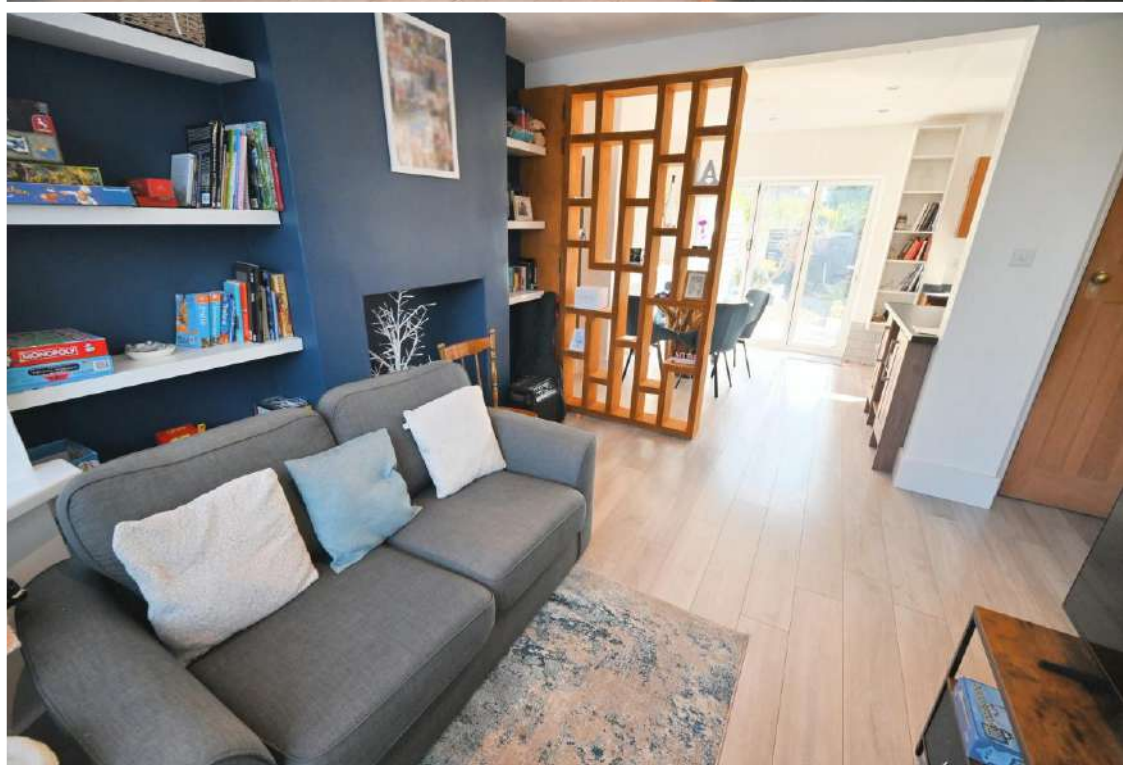
Enclosed Rear Garden: Enjoying an east facing aspect whilst maintaining the maximum privacy, the rear garden includes a full width paved patio with built in barbeque, artificial lawn, gravelled area, path, a variety of shrubs, surrounding hedging & fencing. **Front Garden & Driveway:** At the front of the house is a large gravelled driveway providing off road parking for several cars. The frontage has also been separated into an enclosed front garden patio area, with full width paved patio, shaped lawn, flowering borders having a variety of shrubs & trees, timber garden stores, surrounding fencing and side gate to driveway.

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.



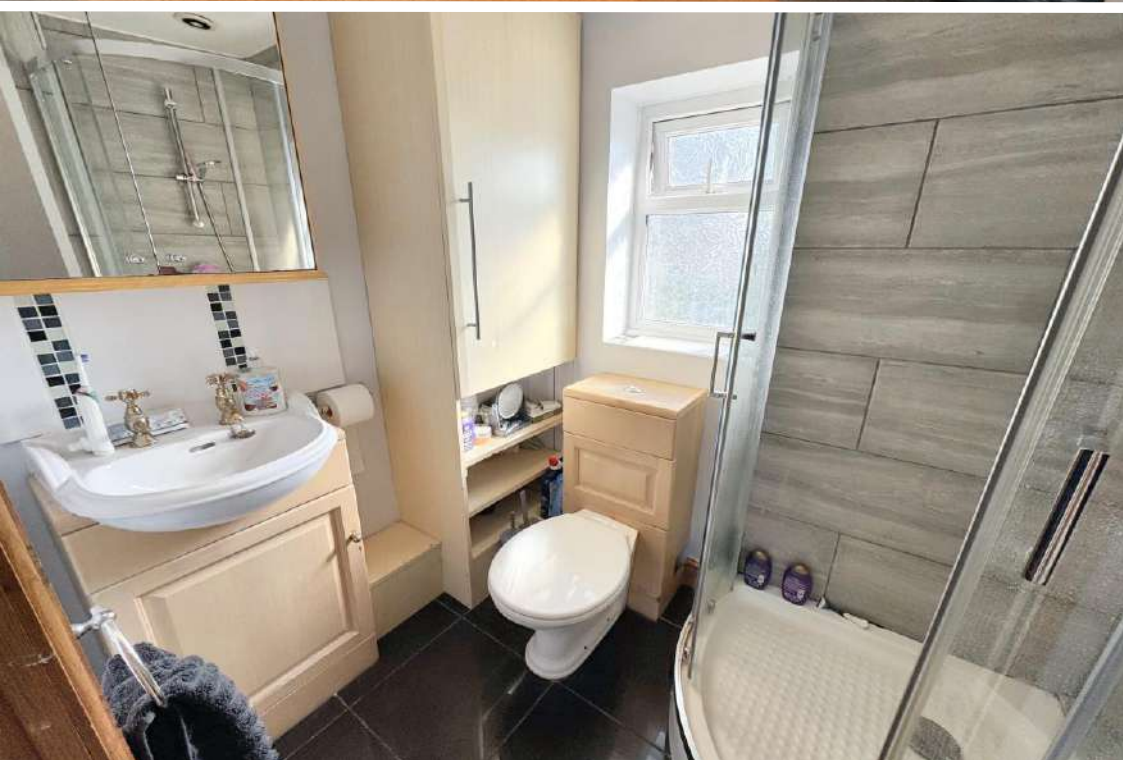
















Ground Floor



First Floor



Total Floor Area: 1,170.0sq feet (108.7sq 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.

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

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
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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5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.