



77 Langley Road, Merryhill

THOMAS HARVEY
ESTATE AGENTS

*A Deceptive Three Bedroom Mid Terraced House. Set Well Back From The Road
& A Superb Example Of Its Type!*

77 Langley Road, Penn, Wolverhampton, WV4 4YX
Asking Price: £220,000

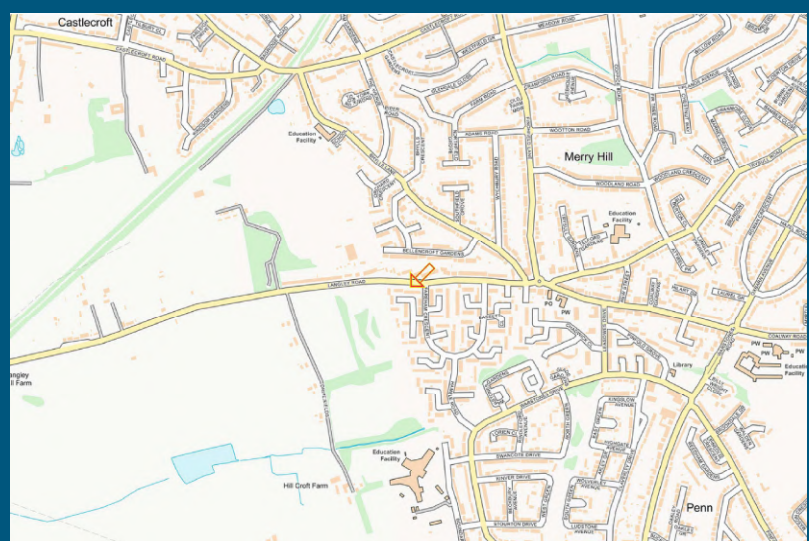
Tenure: Freehold.
Council Tax: Band B – Wolverhampton
EPC Rating: C (77) No: 0350-2425-4580-2405-0325
Total Floor Area: 1189.2sq feet (110.5sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a prominent position, set well back from the road and approaching the semi-rural end of Langley Road which enjoys open countryside, the deceptive mid terraced house has been very well maintained over the years to create an excellent example of its type.

Deceptive externally, viewing is essential to appreciate the surprisingly spacious accommodation, designed to utilise the maximum space with a generous floor area of approx. 1189.2sq feet. Although well looked after by the present owners, 77 Langley Road still offers tremendous potential for buyers requiring a home to restyle to own requirements including reconfiguring the ground floor layout to create an open plan aspect (Subject to Planning Permission).

Having the benefit of gas central heating & double glazing, the accommodation includes reception porch to entrance hall with guest WC, large stores & stairs to first floor and the breakfast kitchen is fitted with an extensive suite of matching laminate units. Adjacent is a 22ft living room with open archway to the dining room and double doors lead to the conservatory at rear. On the first floor there are three bedrooms and the bathroom has been refitted with a smart shower room suite. The enclosed rear garden has been designed to offer low maintenance with the use of a large timber shed/ workshop and double gates from Fareham Crescent provides the use of off road parking.

Within easy walking distance of Castlecroft & Merry Hill Shopping parade with the amenities therein, Langley Road is also extremely convenient for a number of schools in both sectors and the city centre is approx. 2miles away. Offered with No upward Chain and ideal for buyers requiring a quality home, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with matching side windows and tiled flooring.
Entrance Hall: Internal composite opaque door, radiator, U-Shaped staircase to first floor with built in storage below and separate large walk-in cloaks cupboard. **Guest WC:** Recessed WC, sink unit, chrome heated towel rail, tiled walls & flooring, suspended wall cupboard, wall mounted mirror, and double glazed opaque window to front.

Kitchen: 12'4" (3.75m) x 7'9" (2.35m) x 11'1" (3.39m) x 6'7" (2.00m)
Fitted with a matching suite of light coloured gloss units comprising a range of base cupboards, drawers, suspended wall cupboards, laminate worktops, stainless steel 1½ drainer sink unit with mixer tap, built in Neff hide & slide oven, plumbing for both washing machine & dishwasher, pantry, radiator, coved ceiling, double glazed window to rear and PVC double glazed internal door to:

Living Room: 21'7" (6.59m) x 9'9" (2.97m)
Two radiators, coved ceiling and double glazed window to front. Archway to: **Dining Area: 8'8" (2.65m) x 6'7" (2.00m)** Radiator, coved ceiling and double glazed internal double doors to conservatory.

Conservatory: 11'2" (3.40m) x 7'5" (2.27m)
Wall light points, tiled flooring and sliding door to rear garden.

First Floor Landing: Loft hatch and coved ceiling.

Bedroom One: 11'5" (3.48m) x 11'3" (3.44m)
Fitted with a range of built in furniture including wardrobes, overhead stores, bedside tables, drawers & dressing area, radiator, coved ceiling, laminate flooring and double glazed window to front.

Bedroom Two: 11'5" (3.47m) x 10'2" (3.10m)
Fitted with multiple double wardrobes, shelving, suspended wall cupboards & desk unit, radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 9'9" (2.97m) x 6'10" (2.08m)
Fitted with a wardrobe, overhead stores & shelving, radiator, coved ceiling, laminate flooring and double glazed window to front.

Shower Room: 9'8" (2.95m) x 8'2" (2.49m)

Fitted with a luxury suite comprising walk in shower with spray, vanity unit, recessed WC, wall mounted mirrored cabinet, chrome heated towel rail, tiled walls, radiator, vinyl flooring, double glazed opaque window to rear and built in airing cupboard housing the gas fired central heating boiler.

Rear Garden: Mainly paved for low maintenance with a variety of plants, large timber shed, surrounding fencing and rear double gates providing off road parking.

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.



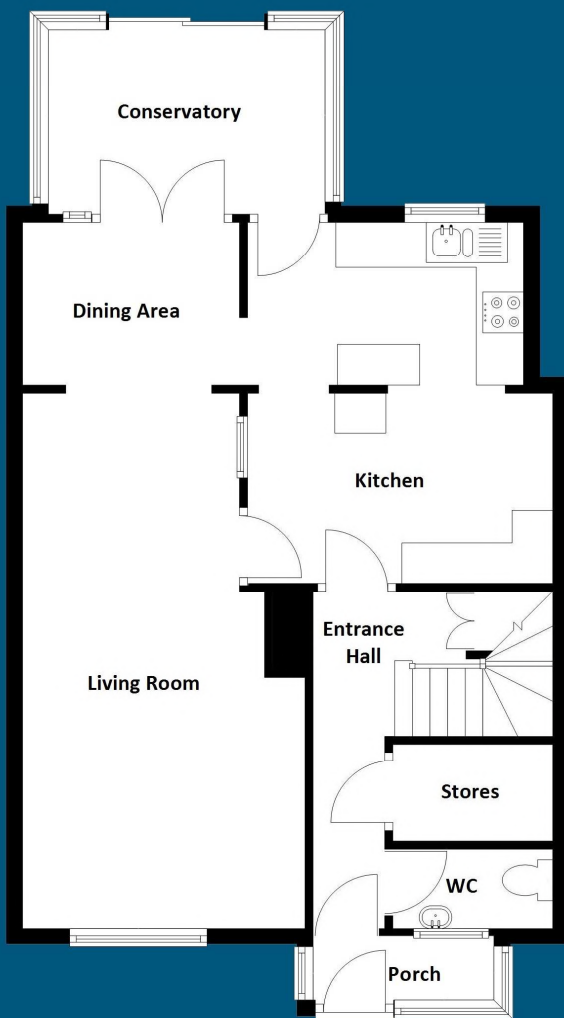








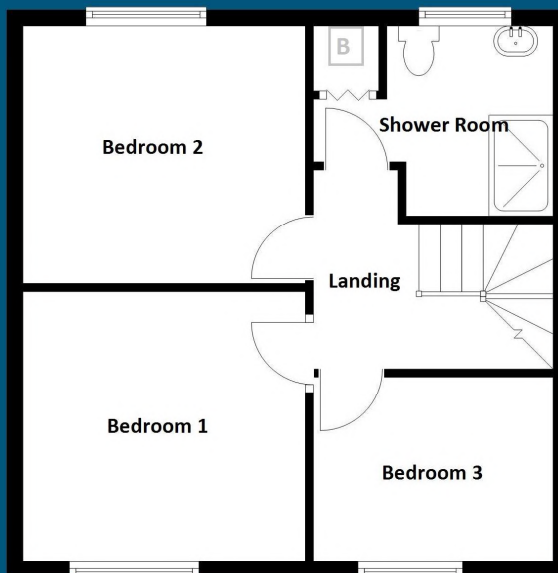




Ground Floor
Approx. 708.6sq feet
(65.8sq metres)

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Total Floor Area: 1189.2sq feet (110.5sq 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



First Floor
Approx. 480.6sq feet
(44.6sq 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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