



**Bartlams**

**78 Bhylls Lane, CASTLECROFT, WV3 8DZ**

# £249,995

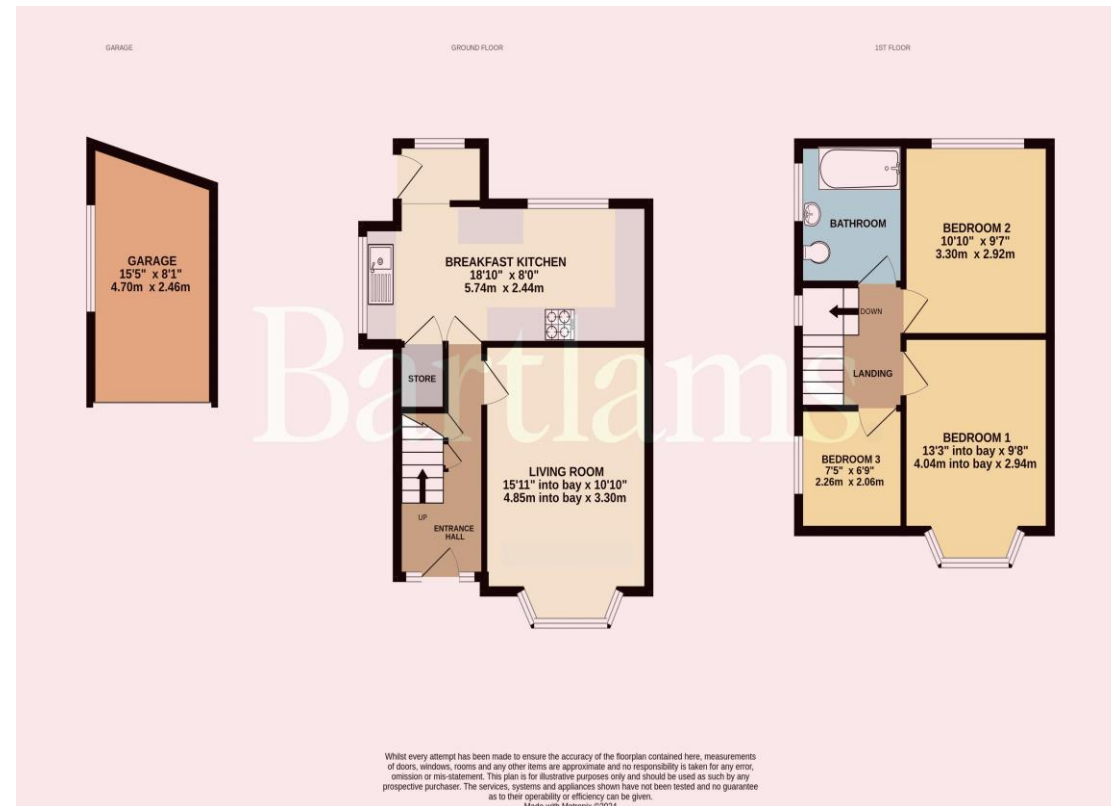
Situated at the prime corner of Bhylls Lane & The Avenue, in a highly sought-after residential area, this deceptively spacious semi-detached property has been thoughtfully modernised in recent years, offering high-quality living with a range of contemporary and attractive features throughout.

Inside, the property includes an entrance hall with storage, a front living room with a feature wall, and a generous dining kitchen. Additional benefits include a storage/airing cupboard under the stairs and a rear lobby/utility area with access to the exterior. The first floor comprises three bedrooms and a family bathroom fitted with a white suite.

Occupying a corner plot, the property features landscaped and enclosed gardens with a detached garage and driveway for off-road parking.

Conveniently positioned within walking distance of Merry Hill Shopping Parade and its amenities, Bhylls Lane also offers easy access to the city center via bus routes and local primary and secondary schools.

Ideal for buyers seeking a quality family home that is ready to move into with gas central heating and double-glazing throughout.



Freehold  
COUNCIL TAX BAND - C  
EPC RATING - D

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE:** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.



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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: ..... DATE: .....



