



40 Bhylls Lane
Merry Hill, WV3 8DR

peterjames
PROPERTY

40 Bhylls Lane

Tettenhall – 2.7 miles

Wolverhampton – 3.3 miles

(Distances are approximate)

**A Well Positioned Three Bedroom
Semi-Detached Property Ideally
located for Families ***

Porch

Hallway

Dining Room

**Living Room with Patio Doors leading to the
Rear Garden**

Cloakroom

**Galley Kitchen benefitting from Built-In
Oven and Gas Hob**

Master Bedroom with Built in Wardrobes

Further Double Bedroom

Single Bedroom with Storage Cupboard

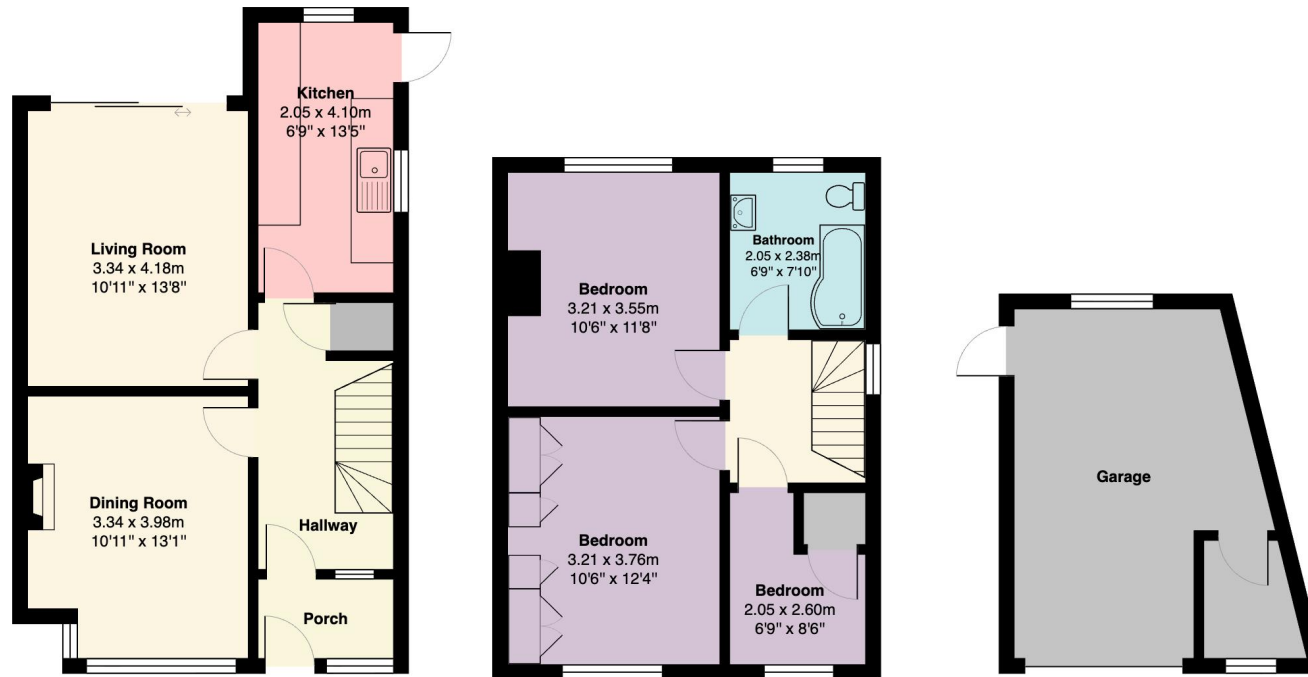
Family Bathroom

Single Garage with Storage Room





PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.



Total Area: 108.8 m² ... 1172 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
 (PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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2 High Street, Tettenhall, WV6 8QT

Tel: 01902 754777

Email: sales@peterjamesproperty.com

www.peterjamesproperty.com