



111A Bhylls Lane

| WV3 8DZ | Offers In The Region Of £340,000

ROYSTON
& LUND

- Three Bedrooms
- Extensive South-West Garden
- Kitchen with Integrated Appliances
- Integral Garage / Long Driveway
- EPC Rating - D
- Detached Bungalow
- Generous Open-Plan Living Room with Dining Area
- Shower Room
- Freehold Property
- Council Tax Band - D





This three-bedroom detached bungalow offers well-balanced accommodation and a wonderful sense of space throughout. You are welcomed through an inviting entrance hall which sets the tone for the home. To the right, there is a choice of two bedrooms, one of which benefits from a charming bay window, while straight ahead lies the third bedroom, enhanced by a set of Velux windows that flood the room with natural light.

To the left of the hallway is the heart of the home: a bright and spacious open-plan living and dining area. A fireplace provides a cosy focal point, while sliding patio doors allow light to pour in and offer a seamless connection to the garden.

The adjoining kitchen benefits from a range of integrated appliances, including a gas hob, oven, dishwasher, and fridge-freezer, making it both practical and well equipped. A Shower room completes the interior.

The garden is a true highlight of the property. An extensive outdoor space begins with a slabbed patio area, ideal for outdoor seating, and leads down steps to a generous expanse of lawn. Mature conifers line either side, offering excellent privacy, and a shed is located at the bottom of the garden for additional storage.

To the front, a long driveway leads to an integral garage, complemented by a further well-maintained lawn area, completing the attractive frontage of this delightful bungalow.

The area is well served by regular bus routes providing easy access to Wolverhampton city centre, with the railway station a short drive away. Local healthcare facilities are close by, and schooling is well catered for with Bhylls Acre Primary School and Castlecroft Primary School nearby, along with Smestow Academy for secondary education.





Total area: approx. 86.8 sq. metres (934.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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