



Connells
connells.co.uk 01902 710 170
FOR SALE

Connells

Bhylls Lane
Castlecroft Wolverhampton



Property Description

Connells Wolverhampton are thrilled to bring to the market this large and improving four bedroom detached family home in a popular residential location. Commanding a large and generous plot this property must be viewed in order to fully appreciate. property benefits from having a large gallery landing and lapsed planning permission for an extension to create an additional upstairs bedroom. Call Connells today to book your viewing.

Internally the property comprises of a large entrance hall, ground floor wc, 24ft family lounge diner, separate dining room with adjoining country style kitchen. There is a ground floor Bedroom Four/multi use room with adjoining shower room. On the first floor there are three generous bedrooms and a family bathroom. Externally there is a large and commanding landscaped front garden for multi vehicles. To the rear is a good size enclosed rear garden making this an ideal family purchase further adding to its charm and benefits of being close to Highfields Secondary schools.

The Location & Area

Set to the west of Wolverhampton City Centre in the sought after Castlecroft area on a cusp of a rural lifestyle with Lower Penn being only a short distance away. There are a wide range of local shops and schools.

Entrance Hall

Door to front, stairs to first floor landing, solid wood flooring, doors to various rooms.

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed window to front, feature fireplace, central heating radiator, open to kitchen, door to entrance hall.

Kitchen

14' x 11' 6" (4.27m x 3.51m)

Double glazed window to rear, a range of stylish wall and base units, a range cooker with extractor fan, inset sink, plumbing for washing machine, open to dining room. double glazed door to rear garden.

Entertainment Lounge Diner

24' 9" x 10' 9" (7.54m x 3.28m)

Double glazed window to front, sliding door to rear garden, central heating radiator, door to entrance hall, door to Bedroom Four/multi use room.

Bedroom Four/Multi Use Room

Irregular Shaped Room 24' 4" max x 21' 1" max (7.42m max x 6.43m)

Double glazed window to front, central heating radiator, door to shower room.

Ground Floor Shower Room

This room is currently used a dressing room. Shower cubicle, door to Bedroom Four/Multi use room.

Downstairs Wc

Double glazed window to rear, low flush toilet, wash hand basin, fitted units, door to entrance hall.



Lean To/Utility Area

28' 6" x 5' 5" (8.69m x 1.65m)

Door to rear garden, door to kitchen.

First Floor Landing

Large gallery landing, double glazed windows, doors to various rooms.

Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed window to front, fitted wardrobe and dresser, central heating radiator, door to first floor landing.

Bedroom Two

12' 6" x 11' (3.81m x 3.35m)

Double glazed window to front, fitted wardrobes, central heating radiator, door to first floor landing.

Bedroom Three

8' 8" x 7' 9" (2.64m x 2.36m)

Double glazed window to rear, fitted storage, central heating radiator, door to first floor landing.

Family Bathroom

Panelled bath, vanity unit, low flush toilet, heated towel rail, door to first floor landing.

Outside Front

Large concrete print driveway with side access, brick wall with wrought iron railings, mature landscaped garden area to front, gravel bed area.

Outside Rear

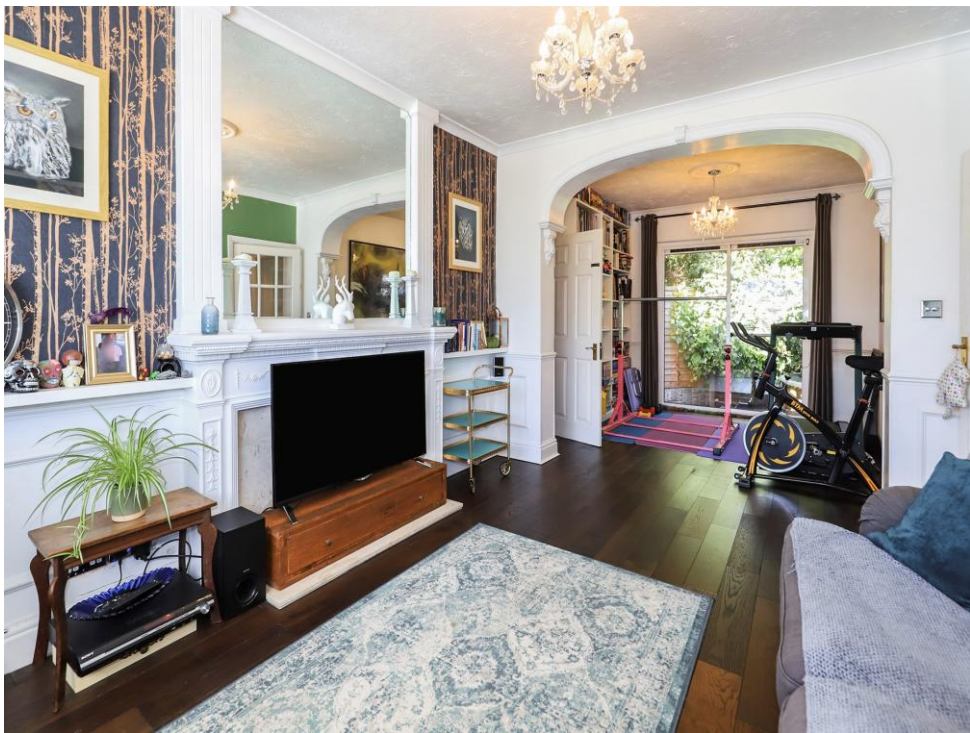
Enclosed garden, lawned area, seating area, paved patio, panelled fences.

Agents Note

Please note we are aware the property has lapsed planning permission to extend about the lounge diner to create an additional bedroom with access of the gallery landing. Please take advise before incurring any cost.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks









Ground Floor



First Floor

Total floor area 162.7 m² (1,751 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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EPC Rating: E Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335894



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