21 Bellencroft Gardens, Merry Hill, Wolverhampton, West Midlands, WV3 8DU

BERRIMAN
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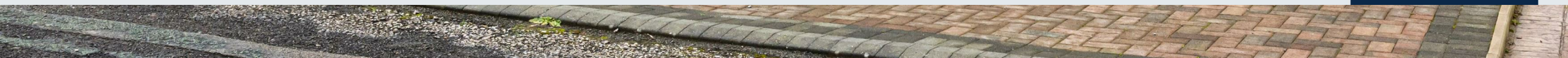

21 Bellencroft Gardens, Merry Hill, Wolverhampton, West Midlands, WV3 8DU

An appealing family residence with four generous bedrooms and well proportioned accommodation throughout

LOCATION

Bellencroft Gardens is an established residential address situated off Bhylls Lane and No.21 stands in a small cul-de-sac position. The area benefits from a wide range of local amenities and facilities within walking distance at both Merry Hill and Castlecroft. There are regular bus services to the more extensive amenities of the City Centre itself and the area is well served by schooling of high repute.

DESCRIPTION

21 Bellencroft Gardens is a modern style brick built detached property which has been well maintained and improved to a high standard by the current owners and offers ample living spaces including an open plan living room and dining room, fitted kitchen, downstairs wc, four generous bedrooms and family bathroom. The guttering and fascias have been replaced, the combi-boiler benefits from remaining manufacturer's warranty and the radiators have also been replaced. The recently replaced block paved driveway gives off road parking for several vehicles and affords access to the car port on which the roof has been replaced, and garage. An extension to the rear of the garage provides a good sized office / occasional room. The garden has been landscaped to offer a generous lawned area with composite decked patio.

ACCOMMODATION

The ENTRANCE HALL has double glazed opaque entrance door with side panel, staircase to the first floor and a CLOAKROOM with wc, vanity unit housing a circular bowl wash hand basin, double glazed opaque window, tiled floor and walls and spotlighting. The KITCHEN is fitted with a range of wall and base units with 1½ bowl and drainer, space for a single oven with extractor over, space for a dishwasher, washing machine and tumble dryer and fridge freezer, a double glazed window to the front and door to the side. The DINING AREA has double glazed window to the side elevation and opens into the LIVING ROOM which has a double glazed sliding patio door and wiring for a wall mounted television.

The staircase rises to the first floor LANDING which has an airing cupboard housing the Worcester Bosch combi-boiler. The HOUSE BATHROOM is fitted with a suite comprising P-shaped bath with shower over, vanity unit with wash hand basin and wc, double glazed opaque window, tiled floor and walls. There are four generous-sized bedrooms. BEDROOM 1 is an enviable size and fitted with a range of bedroom furniture and has two double glazed windows to the front and side elevations. BEDROOM 2 has a double glazed window to the rear and two fitted wardrobes. BEDROOM 3 has a double glazed window to the rear and BEDROOM 4 has a double glazed window to the side and a fitted wardrobe.

OUTSIDE

The property is approached over a block-paved driveway affording off-road parking for several vehicles and giving access to the CAR PORT. There is a SINGLE GARAGE with UPVC double doors, shelving, courtesy door to the garden and door to the well appointed OFFICE / OCCASIONAL ROOM which has two double glazed windows, wiring for wall-mounted TV, wood panel flooring and a double glazed door into the garden.

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The REAR GARDEN has a composite decking area with access to the lawn and fencing to borders.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D - Wolverhampton CC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall office.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£365,000

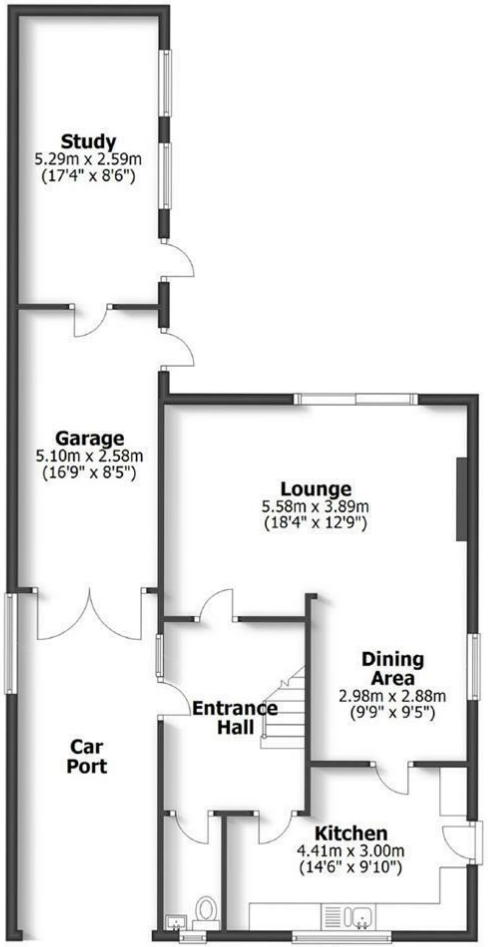
EPC: C

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.

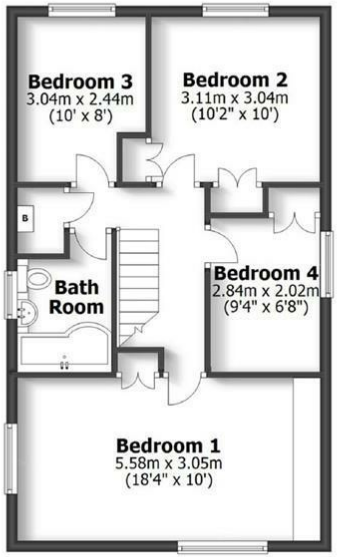
21 BELLENCROFT GARDENS
MERRY HILL

HOUSE: 108.2sq.m. 1165sq.ft.
STUDY & GARAGE (excl. CAR PORT): 26.9sq.m. 289sq.ft.
TOTAL: 135.1sq.m. 1454sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor