



Inglenook, 153 Trysull Road, Merry Hill, Wolverhampton, WV3 7JG

BERRIMAN
EATON

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A superbly situated and deceptively spacious detached family home standing within large grounds of approximately a quarter of an acre in total.

LOCATION

Trysull Road is a highly regarded residential address and the house stands within easy reach of the wide ranging local facilities provided by Merry Hill itself. The further, more extensive amenities afforded by Finchfield, Compton, Tettenhall and the City Centre are all within easy traveling distance and the area is well served by schooling in both sectors.

DESCRIPTION

153 Trysull Road is a well proportioned family home with rooms of generous sizes over both ground and first floors.

The property has been the subject of some works of improvement during the last 10 years with the lower level roofs having been replaced, the property has been rewired, new windows installed to the first floor and a luxurious new bathroom fitted. There are, however, some works still to be carried out affording buyers the opportunity to personalise the home to their own individual tastes and preferences.

The house stands in an outstanding plot with a total area of approximately a quarter of an acre in total and the house benefits from ample scope to extend to both ground and first floors, subject to gaining all of the usual and necessary consents.

ACCOMMODATION

A front door opens into the HALL with a double glazed side window, useful understairs storage recess, a double glazed garden door and a GUEST CLOAKROOM with a white suite of WC and wash basin and a double glazed window. The LOUNGE is a superbly proportioned principal living room with a light corner aspect with double glazed windows to the side and front, a fine fireplace with a solid fuel burning cast iron stove standing on a quarry tiled hearth with brick fireplace behind with ornately carved, panelled Inglenook surround, a recessed glazed display cabinet and coved ceiling. The DINING ROOM is a good size with a stone fireplace with slate hearth, a fitted dresser style unit, raftered ceiling, plaque rail and a double glazed window to the front. There is a SITTING ROOM / BEDROOM FOUR with a light corner aspect with double glazed windows to the front and side and a picture rail. The KITCHEN has a range of wall and base mounted cupboards, stainless steel sink, point for a gas cooker, a double glazed window overlooking the rear garden and an adjoining LAUNDRY with plumbing for a washing machine, a wall mounted Worcester Bosch gas fired central heating boiler, a shelved pantry and a double glazed side window and a double glazed side door.

A staircase with decorative wrought iron balustrading rises from the hall to the first floor landing with a double glazed window and access to the roof space. BEDROOM ONE is a good double room in size with a light corner aspect with double glazed windows to the side and rear and an EN-SUITE WASH ROOM with white suite of WC and pedestal basin and a double glazed side window. BEDROOM TWO is a double room in size with a double glazed corner window to the front and side and a further double glazed window overlooking the rear garden and BEDROOM THREE has a double glazed front window, part vaulted and raftered ceiling and access to an under eaves store cupboard. The BATHROOM has been luxuriously appointed with a stylish suite with a free standing bath, separate fully tiled shower with water fall head and separate hose, pedestal basin and WC, part panelled walls, tiled floor, integrated ceiling lighting and a double glazed window.

OUTSIDE

The property stands well back from the road behind a DRIVEWAY laid in tarmac which provides ample off street parking and there is a large, shaped front lawn with matured borders. There is a GARAGE which is in need of some repair and gated side access opens onto the rear garden. There is an extensive, paved terrace to the rear of the house leading to the large lawn beyond which is principally laid to lawn with stocked beds and a paved path leading to a further area of garden to the rear which was formerly a kitchen garden. There is a green house and a metal shed.

PLANNING

Planning was previously passed (now lapsed) for a "first floor front dormer extension"
Reference: 14/00938/FUL
Date: 26th September 2014

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

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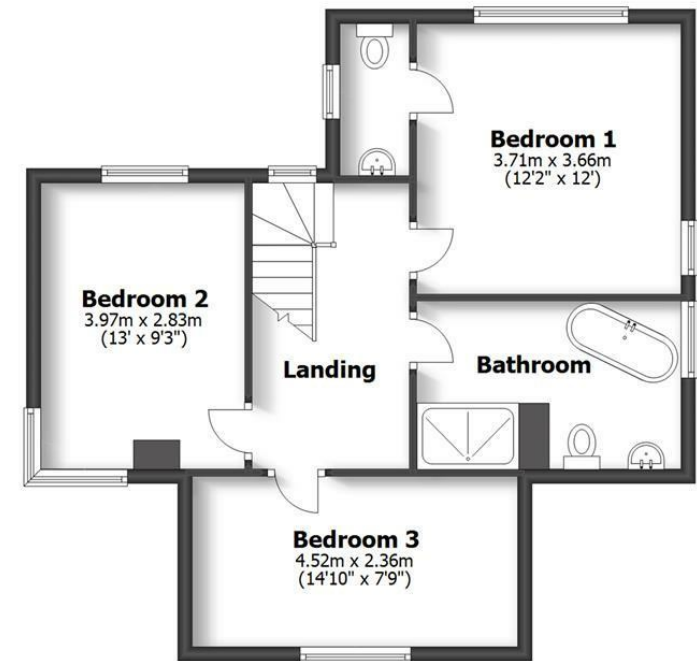
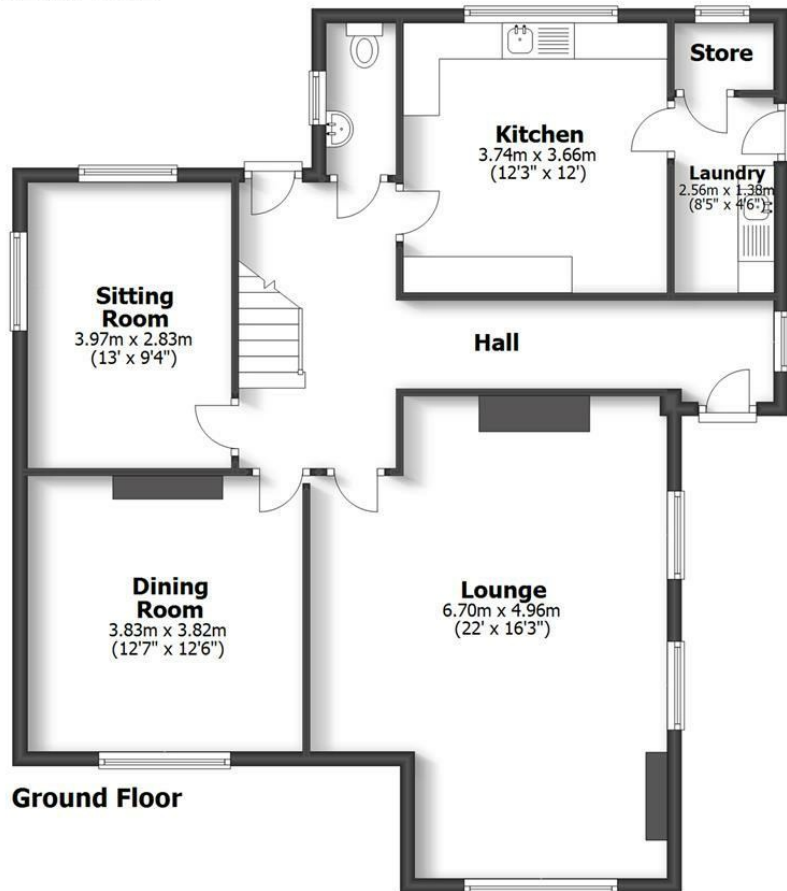
Offers Over
£385,000

EPC: E

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.



153 TRYSULL ROAD
MERRY HILL



HOUSE: 151.1sq.m. 1626sq.ft.
 GARAGE: 16.7sq.m. 180sq.ft.
TOTAL: 167.8sq.m. 1806sq.ft.

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

