



84 Bellencroft Gardens, Wolverhampton, WV3 8DU

BERRIMAN
EATON

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84 Bellencroft Gardens is a link-detached family residence with a good-sized drive suitable for parking several vehicles off road, a garage and a private, enclosed and mature rear garden. The internal accommodation briefly comprises living room, dining room, kitchen and downstairs shower room. To the first floor there are two double bedrooms and a single bedroom and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Bellencroft Gardens is a popular and established address within easy walking distance of the shops at Castlecroft, Finchfield and Merry Hill. There are regular bus services from Castlecroft and Merry Hill giving convenient access to the more extensive facilities and amenities available within Wolverhampton City Centre itself and the area is well served by schooling for all age groups. Smestow Valley Nature Reserve, the South Staffs Railway Walk and the Staffordshire and Worcester Canal are all nearby as are the open spaces of Bantock Park.

DESCRIPTION

84 Bellencroft Gardens is a link-detached family residence with a good-sized drive suitable for parking several vehicles off road, a garage and a private, enclosed and mature rear garden. The internal accommodation briefly comprises living room, dining room, kitchen and downstairs shower room. To the first floor there are two double bedrooms and a single bedroom and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC door with opaque inserts and double glazed opaque window to the side. There is a radiator and the staircase rising to the first floor landing. The LIVING ROOM has an Adam style feature fireplace with inset coal effect gas fire and marble hearth, coved ceiling, radiator and a double glazed bay window to the front elevation. The DINING ROOM has a radiator, dado rail, coved ceiling and double glazed patio doors leading to the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset stainless steel single drainer sink unit, space for slot-in oven with pull out extractor over, space and plumbing for washing machine and space for a fridge freezer. There is a radiator, tiled floor, understairs pantry with concertina door and a double glazed window to the rear elevation. A door leads into the side LOBBY which has a uPVC door to the rear garden and a door into the GARAGE with strip lighting and an elevating door. The downstairs SHOWER ROOM has a walk-in cubicle with electric shower, vanity wash hand basin and low level W.C. There is a chrome heated ladder towel rail, part tiled walls, tiled floor, spotlights and a double glazed opaque window to the rear elevation.

The staircase rises to the first floor LANDING with a wooden banister, part panelled wall, loft access and a double glazed opaque window to the side elevation. There is an Airing Cupboard housing the wall mounted Worcester Bosch central heating boiler. The BATHROOM is fitted with a coloured suite comprising of panelled bath with shower over and glazed side screen, large pedestal wash hand basin and low level W.C. Part panelling, part tiling to the walls, radiator and two double glazed opaque windows to the rear elevation. BEDROOM ONE has a radiator, coved ceiling and a double glazed window to the front elevation. BEDROOM TWO has a radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM THREE has a radiator, coved ceiling, recess over the stairs and a double glazed window to the front elevation.

OUTSIDE

The property has a block paved driveway providing off road parking for several vehicles and gives access to the garage and entrance. There is a shaped gravelled foregarden. The rear garden has a fullwidth paved patio area with a pathway leading to a rear paved patio area with hard standing for a shed. There is a lawn area with planted borders and is enclosed by fencing to the boundary.

TENURE

FREEHOLD

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 Wombourne office.

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Offers Around
£250,000

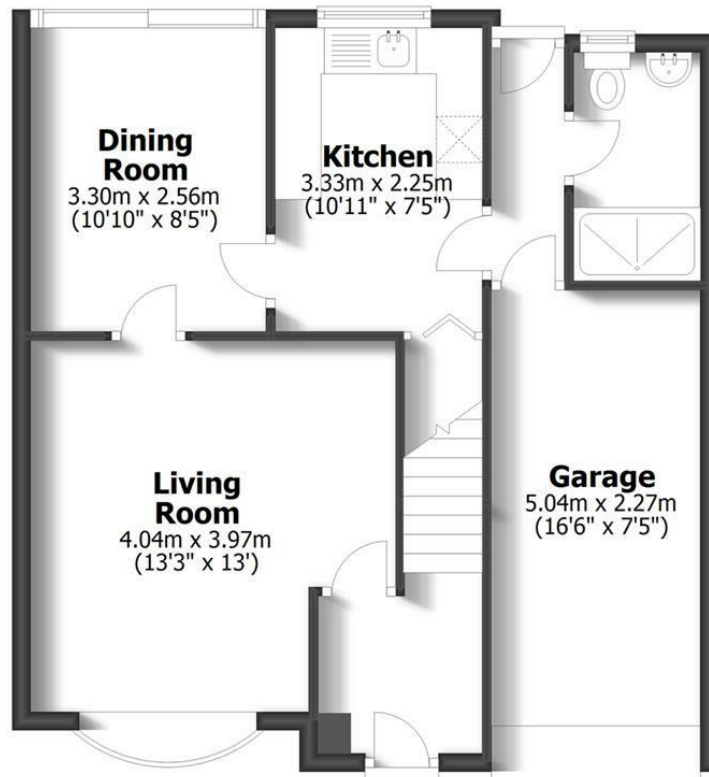
EPC: D

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.

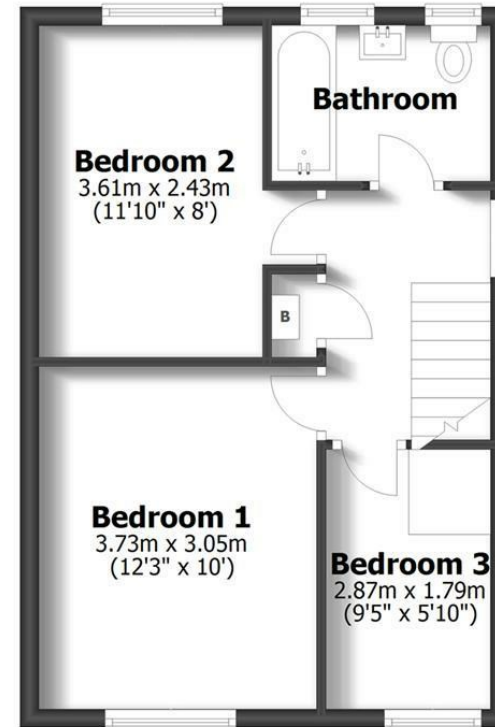


84 Bellencroft Gardens
Merryhill

HOUSE: 80.2sq.m. 864sq.ft.
 GARAGE: 11.4sq.m. 123sq.ft.
TOTAL: 91.6sq.m. 987sq.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

