



23 Bellencroft Gardens, Merry Hill, Wolverhampton, WV3 8DU

BERRIMAN
EATON

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A superbly presented four bedroom two bath / shower room detached property occupying a corner plot in a sought-after residential location

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

23 Bellencroft Gardens sits in a corner plot with large front and rear gardens for a property of this type. The property has been well looked after by the current owners and has modern kitchen, bath and ensuite shower room. There is a large, L-shaped reception room along with a conservatory with underfloor heating that can be used all year round. Four bedrooms, an office and landscaped front and rear gardens. The property benefits from double glazing, gas central heating and a driveway.

ACCOMMODATION

A composite front door with double glazed side panel opens into the HALL with parquet flooring, dado rail, an understairs store with coat hooks and a GUEST CLOAKROOM with WC, wall hung wash basin, tiled floor, tiled walls, double glazed window to the front and extractor fan. There is a large RECEPTION ROOM with ample space for both seating and dining with wood laminate flooring, double glazed French doors to the side, double glazed French doors and windows to the rear garden, a serving hatch to the kitchen, a recessed fireplace with a gas log effect burner with tiled hearth and wooden mantel above. The KITCHEN has a range of contemporary wall and base units with butchers block working surfaces, tiled splash back, under mounted sink, plumbing for a dishwasher, space for a range cooker with stainless steel splash back and stainless steel extractor fan over, integrated fridge freezer, integrated washing machine, slide out pantry, double glazed window, tiled floor, plinth heating, integrated ceiling lighting, and a double glazed door to the CONSERVATORY with double glazed windows to three elevations, a door to the front and a door to the rear, tiled floor, integrated lighting, insulated roof and under floor heating making the room usable all year round.

Stairs with wooden balustrading rise to the first floor landing with access to the loft, dado rail, wiring for wall lights and an airing cupboard house the wall mounted boiler and slatted shelving. The PRINCIPAL BEDROOM SUITE has a large double bedroom with a double glazed window to the front, fitted furniture and an EN-SUITE SHOWER ROOM with a corner shower with waterfall head and separate hose, vanity unit with wash basin with cupboard beneath, WC, tiled walls, integrated ceiling lighting, heated ladder towel rail and a double glazed window. BEDROOM TWO is also a double room in size with laminate flooring, double glazed window and built in wardrobe. BEDROOM THREE is a good size room with laminate flooring, built in wardrobe and a double glazed window to the rear. BEDROOM FOUR has laminate flooring, a built in storage and wardrobe, a double glazed window and the HOUSE BATHROOM has a modern suite with a free standing bath, wall mounted wash basin, WC, tiled floor, tiled walls, integrated ceiling lighting and a double glazed window.

OUTSIDE

The property sits well back from the road in a corner plot with a landscaped front with a DRIVEWAY laid in imprinted concrete leading to the CAR PORT which leads to the former garage has been split into two sections with the rear becoming an HOME OFFICE with heating, wood laminate flooring, double glazed window, lighting and power, the room is currently being used as an office but could be used as a variety of different purposes. The front of the former garage forms a useful STOREROOM with an up and over door, electric light and power.

There is gated side access to the private L-shaped REAR GARDEN which has a preferred southerly aspect and which has been landscaped with shaped lawns surrounded by paved paths and terraces with raised beds and borders, an arbour, potting shed and a garden shed.

PLANNING PERMISSION (EXPIRED)

Planning permission has previously been granted for a "single storey side extension (Sun room)". This permission has now expired but buyers could look to seek to reinstate should they so wish.

Reference: 16/00568/FUL

Date of decision: 31st May 2016

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£372,000

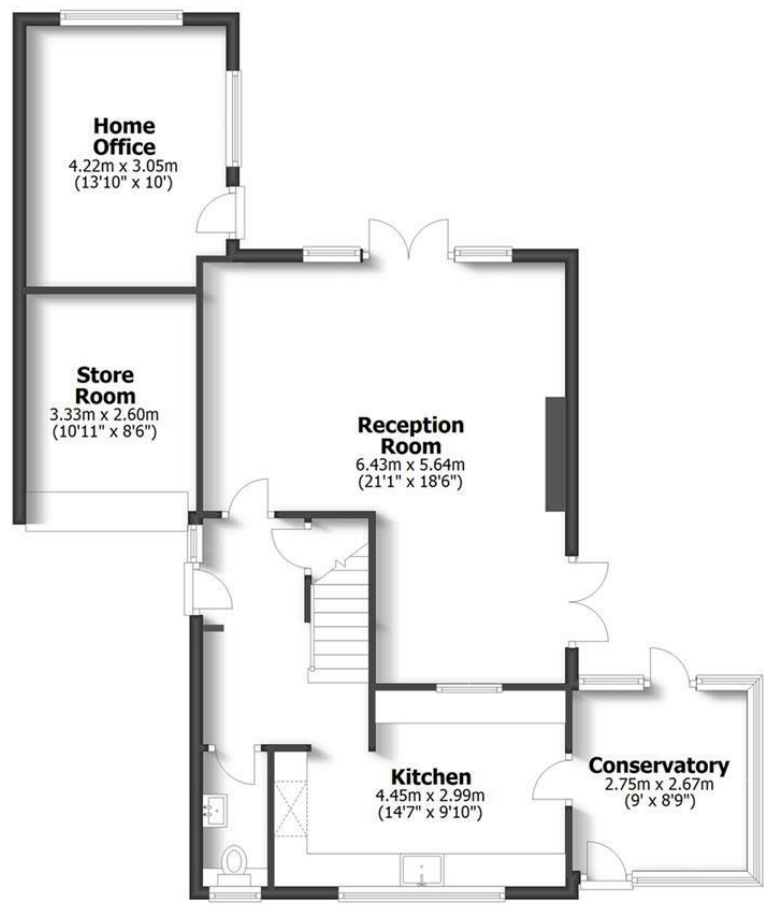
EPC: D

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.

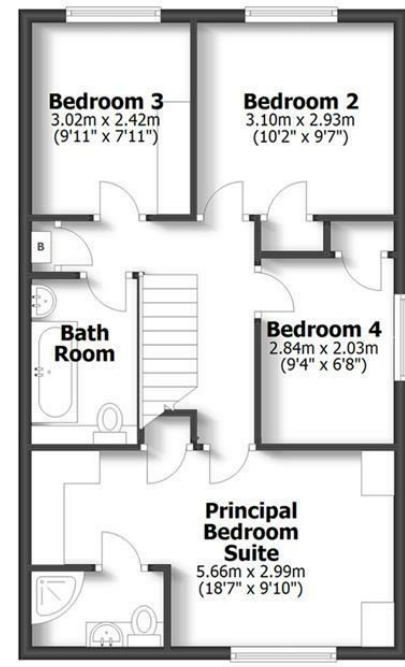


23 Bellencroft Gardens
Merryhill

HOUSE: 113.9sq.m. 1226sq.ft.
 HOME OFFICE: 12.6sq.m. 135sq.ft.
 STORE ROOM 8.7sq.m 93sq.ft.
TOTAL: 135.2sq.m. 1453sq.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

