



14 Trysull Gardens, Merry Hill, Wolverhampton, WV3 7LD

BERRIMAN
EATON

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A well-presented and usefully enlarged three bedroom semi-detached residence standing at the end of a quiet cul-de-sac within an established and convenient location for amenities and the city centre.

LOCATION

14 Trysull Gardens is positioned at the end of a quiet cul-de-sac situated in a convenient location just off Trysull Road within easy reach of the local amenities available within Merry Hill and Bradmore. There is convenient travelling to the City Centre with excellent bus and transport links and the area is well served by schooling in both sectors.

DESCRIPTION

The property is well presented and has been well maintained over the years. The internal accommodation briefly comprises a living/dining room, kitchen and downstairs shower/utility room to the ground floor, together with three bedrooms and family bathroom to the first floor, also benefiting from off street parking, a garage, enclosed rear garden, double glazing, gas central heating and security alarm.

ACCOMMODATION

The front door opens into the PORCH with tiled flooring, double glazed window and a further door into the HALL having GUEST CLOAKROOM with WC, wash hand basin and understairs storage. THE LIVING/ DINING ROOM is a good size with a coved ceiling, dado rails, feature fireplace with wooden surround, double glazed bay window to the front, sliding doors to the rear and a door which opens into the KITCHEN comprising wall and base units with fitted work surface and tiled splash back, integrated appliances including double oven, gas hob with extractor above, under counter fridge, dishwasher, stainless steel sink unit, a double glazed rear window and a door to the DOWNSTAIRS SHOWEROOM having a tiled shower cubicle, space for a washing machine, stainless steel sink, integrated ceiling lights, a door to the garage and a door to the rear.

Stairs rise to the FIRST FLOOR LANDING having a double glazed window to the side, dado rails, built in airing cupboard housing a wall mounted gas fired central heating boiler and access to the boarded loft. BEDROOM ONE is a double room in size with a range of fitted wardrobes, coved ceiling and double glazed window to the rear. BEDROOM TWO is a double room with a fitted wardrobe and double glazed front window and BEDROOM THREE has a double glazed window to the rear. The BATHROOM comprises a panelled bath with shower over, wash hand basin, WC, tiled walls and flooring and double glazed window to the front elevation.

OUTSIDE

The property has a tarmacadam DRIVEWAY affording off street parking, a GARAGE with electric door, light and power and gated side access to the delightful REAR GARDEN which is laid to lawn with a paved patio, shaped lawn, raised decking area and a range of well stocked beds and shrubs.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 are available

Mobile – Ofcom checker shows there is some limited coverage indoors with all four main providers having likely coverage outdoors.

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

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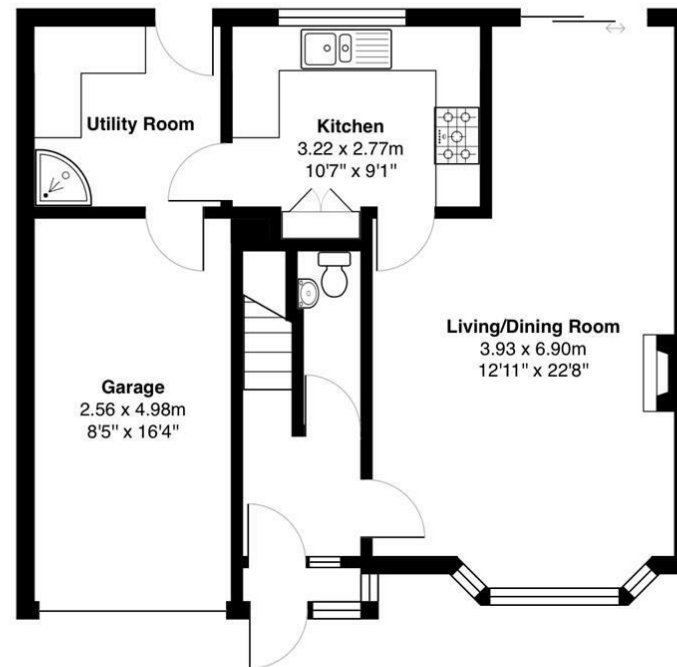
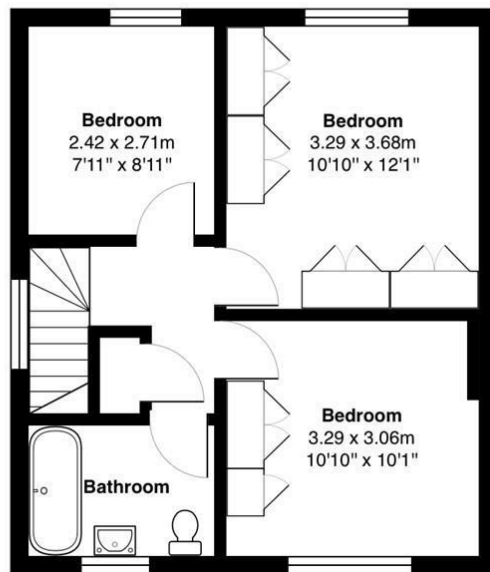
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www.berrimaneaton.co.uk

Offers Around
£265,000

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.



Total Area: 101.4 m² ... 1092 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

