



109 Bhylls Lane, Castlecroft, Wolverhampton, WV3 8DZ

BERRIMAN  
EATON



# 109 Bhylls Lane, Castlecroft, Wolverhampton, WV3 8DZ

A well-presented three-bedroom bungalow standing in a sought after location, providing off-street parking, a garage, and a good size rear garden enjoying a reasonable degree of privacy

## LOCATION

The property stands in a sought after residential area within easy reach of a wide range of local facilities close by and with the city centre also being within easy reach. There are regular bus services and rail services run from the city centre and the area is well served by schooling in both sectors.

## DESCRIPTION

A spacious three-bedroom bungalow offering versatile accommodation. There is a reception room, a well-equipped breakfast kitchen, and bathroom. Externally, the property provides off-street parking, garage, and a generous rear garden and benefitting from double glazing and gas central heating.

## ACCOMMODATION

A front door with side panel opens into the HALL with laminate flooring. The LOUNGE is good size room with laminate flooring, coved ceiling, wiring for mounted wall lights, gas fire, built in storage space, patio doors overlooking the rear garden with ramp access and a door to the BREAKFAST KITCHEN having wall and base shaker style units with fitted worktop, stainless steel sink and drainer, integrated ceiling lights, oven with gas hob above and extractor, slim line dishwasher, space for an American style fridge freezer, breakfast bar, atrium style roof light, window and door to the rear. The UTILITY has space for a washing machine, fitted worktop, WC and double glazed side window.

BEDROOM ONE is a double room in size with a bay window to the front and a range fitted furniture including wardrobe, corner unit with cupboards and bed side table. BEDROOM TWO is a double room with laminate flooring, window to the front and built in storage cupboard. BEDROOM THREE has laminate flooring and roof lights. The WET ROOM is a generous size comprising a bath, separate shower, WC, wash hand basin and integrated ceiling lights.

The property has a tarmac DRIVEWAY to the front providing off-street parking and hedged boundary. The GARAGE offers ample storage space, while the REAR GARDEN is a good size with

a paved terrace ideal for outdoor seating, with ramp access to a shaped lawn, and well-maintained shrubbed and hedged borders, stocked flower beds and a useful brick-built store for additional storage.

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 are available

Mobile – Ofcom checker shows there is limited and likely 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.

The long term flood defences website shows very low chances of flooding in the future

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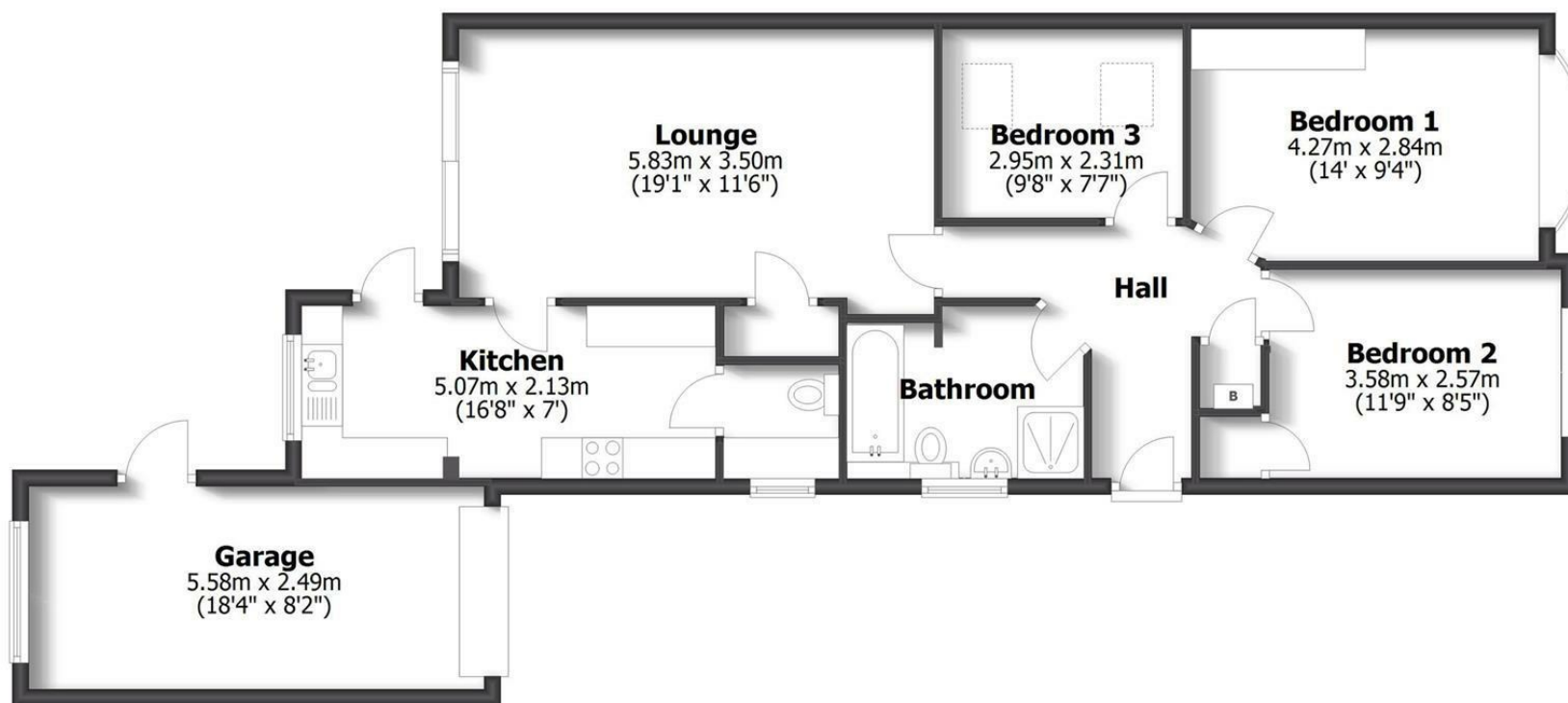
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 109 BHYLLS LANE FINCHFIELD

BUNGALOW: 78sq.m. 840sq.ft.  
GARAGE: 13.9sq.m. 149sq.ft.  
**TOTAL: 91.9sq.m. 989sq.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**



