

Rees Page



72 Bhylls Lane, Merry Hill, Wolverhampton WV3 8DR

Presenting a traditional three-bedroom semi-detached family home within the sought after location of Merry Hill, to the Western fringe of Wolverhampton, well served by a range of local amenities, and close to the 'green fields' of South Staffordshire.

The property is in need of comprehensive refurbishment and modernisation but does benefit from double glazing where specified, garage, driveway and gardens, and offers great future potential.

With no upwards chain and offers invited for consideration, viewing is highly recommended.

EPC (29=F)

Offers Around

£225,000



Entrance

Is made via a double glazed doorway into a storm porch, with further glazed door into;

Reception Hall

With a ceiling light, meters, understairs cupboard, and doors into.

Living Room

13'5" (into bay) – 10'6" (max)

With a double-glazed front bay window, built-in cupboard, television aerial point, gas fire, and glazed partition doors into.



Dining Room

10'7" (max) – 10'5"

With a ceiling light, built-in shelving, gas fire, picture window to rear.

'Middle' Room (Formerly the kitchen)

10'3" – 5'6"

Formerly the original kitchen area – having a ceiling light, a range of cupboards and shelving, understairs recess, glazed door to rear garden, further glazed door and steps down into.



Kitchen Area

9' – 8'

A mixture of brick and timber construction. With a sink unit, fitted cupboards and work surfaces, gas cooker point, plumbing for a washing machine, ceiling lights, double glazed window to rear, and a door into the garage.

(Prospective purchasers should seek independent advice on if the kitchen area would meet their lenders requirements).

Garage

15'10" – 9'11"

With light points, shelving, and double doors to the front driveway.



First floor

Stairs rise from the hallway to a first floor.

Landing

With a double-glazed side window, ceiling light, loft access hatch and doors into.

Bedroom One

13'3" (into bay) – 10'4"

With a double-glazed front bay window and a ceiling light.

Bedroom Two
10'8" – 10'4" (max)
With a double-glazed rear window and a ceiling light.

Bedroom three
6'10" – 6'
With a double-glazed front window, and a ceiling light.

Bathroom
7'7" - 7'11"
With a panel bath, WC, pedestal wash basin, airing cupboard, part tiled walls, and a double-glazed rear window.

Outside
To the rear is a mature garden with shed, greenhouse, and brick-built store.

To the fore is a gated driveway plus a landscaped garden with raised/walled beds etc.

Location
Ideally situated on the western fringe of Wolverhampton, with a wealth of amenities nearby including shops and schools.
From Merry Hill island turn off into Bhylls Lane and follow for a short distance and the property is on the left. For SATNAV use the postcode WV3 8DR

NB
The property forms part of an estate and as such a grant of probate is required and is being applied for. There is naturally no upwards chain.
Potential purchasers requiring a mortgage should seek confirmation from their lender re the kitchen areas suitability for lending purposes.
Curtains, carpets, light fittings will be left in situ as seen.
Any remaining contents is potentially negotiable or will be removed prior to completion.
Offers are invited for consideration.
Viewing is strictly by prior appointment.

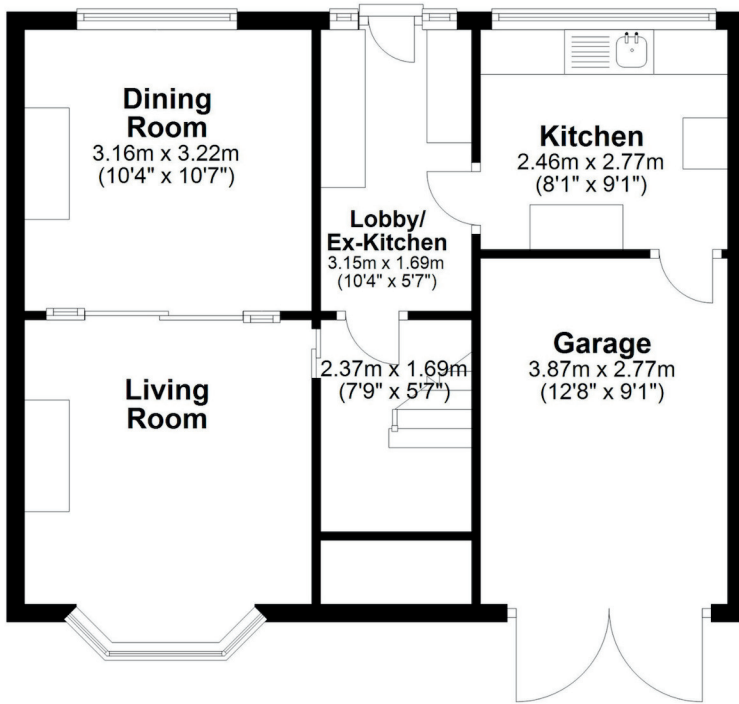
Title
We are advised the property is Freehold title.

Council Tax
Wolverhampton Council band – TBC

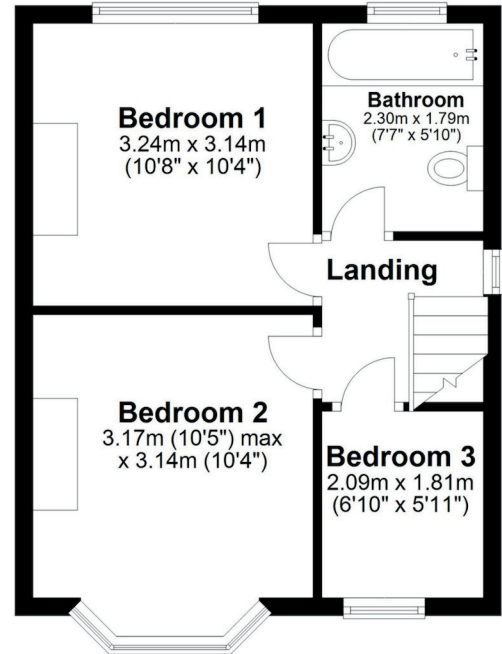
EPC (29=F)



Ground Floor



First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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