



16 Bellencroft Gardens, Wolverhampton, West Midlands, WV3 8DT

BERRIMAN  
EATON



# 16 Bellencroft Gardens, Wolverhampton, West Midlands, WV3 8DT

A delightfully appointed detached family house offering well proportioned, six-bedroomed accommodation including a ground floor annex, standing in a convenient cul-de-sac on the edge of greenbelt  
(WOMBOURNE OFFICE)

## 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

16 Bellencroft Gardens is a delightfully appointed detached family house that has been extended above the garage. The garage has been converted and extended, and now offers an annex which complies with mobility standards. There is a good-sized drive suitable for parking several vehicles off road and a private, enclosed and mature rear garden. The internal accommodation briefly comprises lounge, snug with wash hand basin, dining kitchen with ample space for appliances, conservatory and downstairs cloakroom/wc to the ground floor. To the first floor there are five well-proportioned bedrooms, the principal bedroom having an ensuite, and a family bathroom. The property benefits from double glazing and gas-fired central heating.

The annex has been converted to Mobility Standards, the sockets are at the correct height and the doorways are wide enough for a wheelchair. The annex comprises lounge with kitchenette area and double bedroom with ensuite wetroom/wc with heavy-duty safety flooring. There is separate access from the main house but there remains an interconnecting door, from the bedroom into the snug.

## ACCOMMODATION

An ENCLOSED PORCH with composite door with opaque glazed side panel and semi-circular toplight, tiled floor and UPVC door opening into the ENTRANCE HALLWAY with staircase rising to the first floor landing, radiator and understairs storage cupboard. The LOUNGE has a double glazed window to the front elevation, wooden fireplace surround with marble hearth and mantle housing a coal-effect living flame gas fire, radiator and access into the CLOAKROOM which has low-level wc and pedestal wash hand basin. The DINING KITCHEN is fitted with a range of wall and base units with complementary work surfaces and breakfast bar, inset stainless steel single drainer sink unit with mixer tap, space for appliances including washing machine, tumble dryer, dishwasher, oven, microwave and fridge freezer, double glazed UPVC door with opaque glazed top leading out to the garden, double glazed window to the rear, radiator, fitted Whirlpool extractor, striplight and tiled splashback.

The SNUG has a radiator and double glazed French doors opening into the CONSERVATORY which is of brick and double glazed UPVC construction with polycarbonate roof, double glazed French doors leading to the rear garden, ceiling fan and radiator.

The staircase rises to the first floor LANDING with loft access and storage cupboard housing the Worcester Bosch wall-mounted gas-fired central heating boiler. The BATHROOM is fitted with a white suite comprising Phoenix whirlpool bath with jets, shower over and glazed screen, vanity wash hand basin with mixer tap, low-level wc, radiator, double glazed opaque window to the side elevation, and part-tiled walls. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator, fitted double wardrobes and ENSUITE which is fitted with white sanitaryware including bath with shower attachment, shower cubicle with electric shower, vanity wash hand basin with mixer tap and wc, double glazed opaque window to the rear elevation, part-tiled walls and tiled floor and spotlights. BEDROOM 2 has a large, double glazed window to the front and radiator; BEDROOM 3 has a double glazed window to the rear elevation with views of the garden and countryside beyond and radiator; BEDROOM 4 has a double glazed window to the rear and radiator; BEDROOM 5 has a double glazed window to the front, storage cupboard over the stairwell and radiator.

From the porch a wide doorway leads into the former garage which has been converted to create an ANNEX with LIVING ROOM incorporating both lounge and kitchenette with UPVC door with opaque glazed window, double glazed window to the front elevation, radiator, wall and base units with fitted work surfaces, and inset circular sink with stainless steel mixer tap and extractor fan. The INNER HALL leads to the DOUBLE BEDROOM with double glazed sliding patio doors to the garden, radiator, door into the snug, and access to the WETROOM with an electric shower, wash hand basin, low-level wc and chrome heated ladder towel rail, spotlights, extractor, Polysafe Hydro flooring, half-height bi-folding shower screen and tiled walls.

## OUTSIDE

The property is approached over a tarmac drive affording off-street parking for several vehicles, gravel and lawn area and established borders.

The mature, private REAR GARDEN has a side gate, generous lawn, fencing to the boundary, well stocked borders with established shrubs, patio and garden shed.

## 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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**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.



**16 BELLENCROFT GARDENS  
MERRY HILL**

**TOTAL: 178.8sq.m. 1925sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





