



57 York Road, Castlecroft, Wolverhampton, WV3 8LT

BERRIMAN
EATON

57 York Road, Castlecroft, Wolverhampton, WV3 8LT

A three bedroom semi-detached property standing in a sought after cul-de-sac on the Finchfield / Castle croft border. CASH BUYERS ONLY.

LOCATION

York Road is a small cul-de-sac lying just off Avenue Road in a highly regarded location in Wolverhampton. The property stands on the borders of Castlecroft and Finchfield and benefits from easy access to wide ranging local facilities available by both centres together with the facilities of Merry Hill. The further, more extensive amenities of the City Centre itself are within easy reach, there are regular public transport services, and the area is particularly well served by schooling in both sectors.

DESCRIPTION

57 York Avenue is a well - proportioned semi-detached residence with two reception rooms and kitchen to the ground floor and the property has been extended to the first. The house benefits from double glazing and gas central heating.

ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL having an ample size storage cupboard. The SITTING ROOM has a walk in double glazed window to the front and a feature fireplace with marble effect hearth and slip and a wooden surround. The LOUNGE has double glazed windows and French doors to the rear, a coved ceiling and a feature fireplace with marble effect hearth and slips. The KITCHEN comprises wall and base units with fitted granite effect work tops and tiled splash back, integrated oven with four ring electric hob above and extractor fan, space for a fridge, dishwasher and washer dryer, a stainless steel sink with drainer unit, tiled flooring, a double glazed window to the rear and a double glazed door the side.

Stairs rise to the upper level LANDING having a large double glazed window to the side elevation. The PRINCIPAL BEDROOM comprises a double room with a ceiling rose and double glazed window to the front. BEDROOM TWO is a double room with a coved ceiling and a double glazed window to the front. BEDROOM THREE has a double glazed window to the rear. The BATHROOM has a panelled bath and separate shower cubicle, WC, hand basin, part tiled walls and a double glazed window to the rear.

OUTSIDE

The property has a Tarmacadam driveway providing off street parking, a shaped lawn with stocked beds, a low brick wall to the front and a GARAGE allowing for ample storage space. The REAR GARDEN is laid to lawn having stocked beds and a paved patio.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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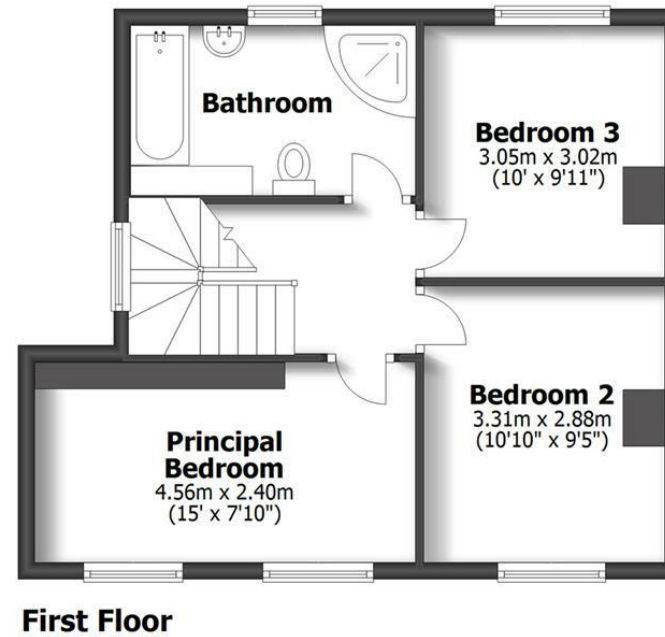
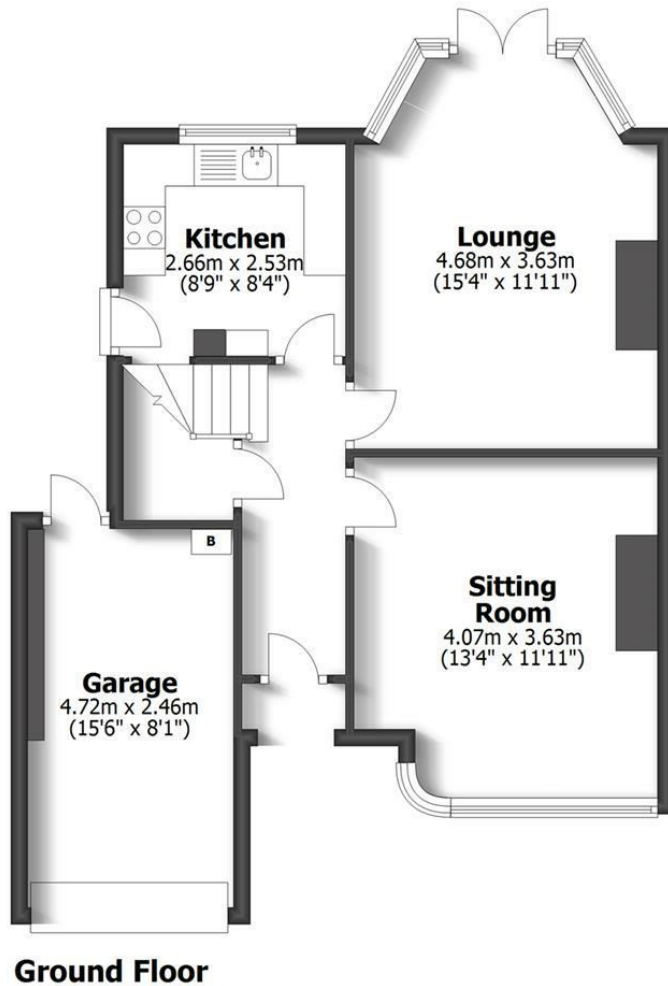
Offers Around
£199,950

EPC: E

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.



57 York Road Castlecroft



HOUSE: 90.1sq.m. 970sq.ft.
 GARAGE: 11.6sq.m. 125sq.ft.
TOTAL: 101.7sq.m. 1095sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

