



63 Pool Hall Road, Castlecroft, Wolverhampton, WV3 8JR

BERRIMAN
EATON

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A well proportioned mid-terrace family home providing three bedroom accommodation which has been extended to the ground floor to create a living environment that is ideal for contemporary requirements

LOCATION

Pool Hall Road is located just off Castlecroft Lane in Castlecroft within easy reach of the Bridgnorth Road (A454) facilitating access to Wolverhampton City Centre, Bridgnorth and the motorway network. Local facilities are available within Castlecroft itself, Compton, Tettenhall and Finchfield. The Smestow Valley Nature Park is nearby along with the Staffordshire and Worcestershire Canal providing plenty of local walks.

DESCRIPTION

63 Pool Hall Road is a fine, family residence which has been well maintained over the years and which has been extended across the full width of the ground floor to the rear to provide an outstanding living kitchen which is the focal point of the house.

The house is well presented and well appointed with kitchen and bathroom suites of quality, double glazing and gas fired central heating.

ACCOMMODATION

A double glazed front door opens into the HALL with laminated flooring, cloaks recess and a double glazed window to the front. The RECEPTION ROOM is a well proportioned room with a double glazed bay window to the front with fitted window seat with cupboards beneath, a door into the kitchen area and double glazed French doors and window into the living area and a contemporary gas fired hole in the wall fire. There is a superb, contemporary open plan LIVING KITCHEN arranged to provide a kitchen area with a full range of wall and base mounted cabinetry, an inset Zanussi electric hob with built under Zanussi double electric oven and stainless steel extraction chimney above, plumbing for a dishwasher, a sink, tiled floor with underfloor heating, integrated ceiling lighting, pantry with shelving and cold shelf and a useful understairs storage cupboard. There is an adjoining living area with ample space for both seating and dining areas with a vaulted ceiling with three double glazed roof lights together with three double glazed doors and windows overlooking the rear garden, integrated ceiling lighting, laminated flooring, an external door to the side and a door to the GUEST CLOAKROOM with a contemporary, white suite with WC and vanity unit with wash basin with cupboards beneath and tiled splash back, integrated ceiling lighting and laminated flooring.

A staircase from the hall rises to the first floor STUDY LANDING with a double glazed window overlooking the rear garden and boiler cupboard with wall mounted gas fired central heating boiler. BEDROOM ONE is a large double room in size with two double glazed windows to the front and laminated flooring. BEDROOM TWO is a good double room in size with a double glazed window to the front and laminated flooring and BEDROOM THREE is also a good room in size with a double glazed window overlooking the rear garden, built in wardrobe and laminated flooring. The BATHROOM has a modern, white suite with a P-shaped bath with shower over, WC and pedestal basin, tiled floor, part tiled walls with mosaic relief, integrated ceiling lighting, a double glazed window and a chrome towel rail radiator.

OUTSIDE

The property stands behind a DRIVEWAY frontage laid in imprinted concrete providing ample off street parking.

To the rear of the house there is a paved patio leading to the GOOD SIZED REAR LAWN beyond with a path to one side and area of hardstanding to the rear. Adjoining the rear of the property is a brick built LAUNDRY with plumbing for a washing machine, space for a tumble dryer, electric light and power and a double glazed window.

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

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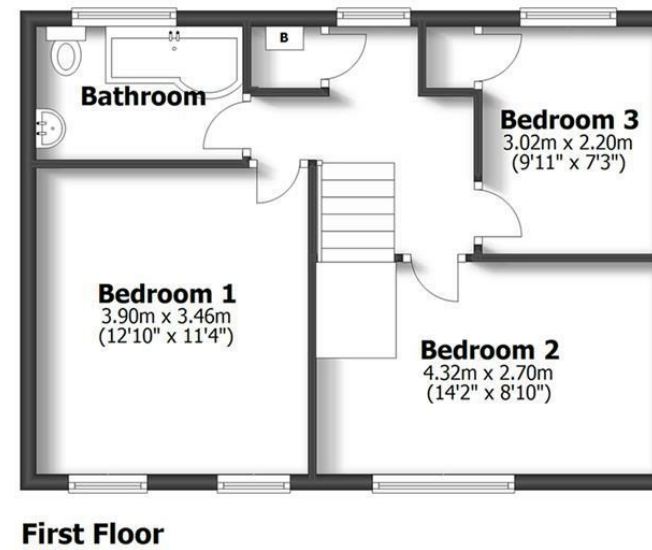
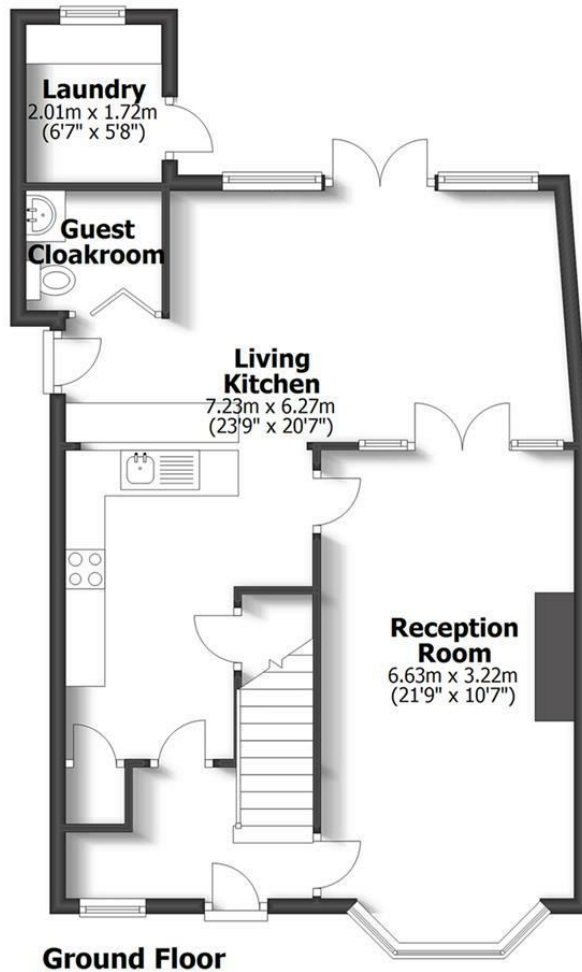
Offers Around
£249,950

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.



63 Pool Hall Road
Castlecroft



HOUSE: 104.2sq.m. 1121sq.ft.
 GARAGE: 3.5sq.m. 37sq.ft.
TOTAL: 107.7sq.m. 1158sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

