



224 Castlecroft Road, Castlecroft, Wolverhampton, WV3 8ND

BERRIMAN
EATON

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A well-appointed and extended three-bedroom semi-detached property, situated in a convenient location.

LOCATION

Castlecroft Road stands in a highly regarded and much respected residential area and is within easy reach of the wide ranging local facilities provided by Finchfield itself. Tettenhall, Compton and the City Centre are all within easy reach and the area is well served by schooling in both sectors. The house stands close to Bantock Park which provides 48 acres of parkland.

DESCRIPTION

224 Castlecroft Road is a semi-detached property which has been much improved by the current owners and extended to the rear to provide rooms of generous proportion and stylish appointments throughout. To the ground floor the property comprises three reception rooms, kitchen and downstairs shower room together with three bedrooms and family bathroom to the first floor. Externally the property offers a driveway, enclosed rear garden and summerhouse, also benefitting from double glazing, gas central heating and CCTV.

ACCOMMODATION

A double glazed door opens into the PORCH with double glazed windows and a door to the HALL with built in cupboard, understairs storage cupboard, double glazed front window and a door to the STUDY with a double glazed bay window to the front. The LOUNGE has double glazed bifold doors to the LIVING DINING ROOM with triple glazed roof lights, integrated ceiling lights, double glazed window and bifold doors with electric blinds to the rear and open archway to the KITCHEN comprising a comprehensive range of wall and base mounted gloss units with under cupboard lighting, ceramic sink and drainer, integrated appliances including double oven, slimline dishwasher, fridge freezer, space for a washing machine and tumble dryer, integrated ceiling lights and a glazed door to the LOBBY having a double glazed composite door to the front and a double glazed door to the rear, tiled floor and SHOWER ROOM with shower cubicle, integrated ceiling lights, wash hand basin with cupboard beneath and WC.

Stairs rise to the FIRST FLOOR LANDING with double glazed front window, access to the boarded loft with lighting, and built in airing cupboard. BEDROOM ONE is a double room in size, fitted wardrobes and double glazed rear window. BEDROOM TWO is a double room with double glazed rear window and BEDROOM THREE has laminate flooring and a double glazed window to the front. The BATHROOM is well appointed comprising panelled bath and shower, vanity unit with wash hand basin and drawers below, WC, integrated ceiling lights, wiring for mounted wall lights and double glazed side window.

OUTSIDE

The property has a gravelled DRIVEWAY providing off-street parking for multiple vehicles, stocked flower beds and a hedged boundary to the front. The REAR GARDEN offers a decked terrace with steps leading down to a shaped lawn, a variety of shrubs and a SUMMER HOUSE with double-glazed door and side panels.

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.

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

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Offers Around
£325,000

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.

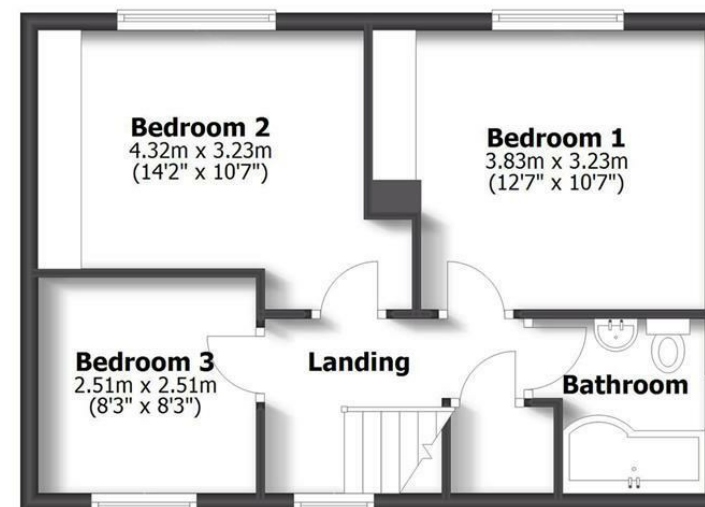


224 CASTLECROFT ROAD CASTLECROFT

TOTAL: 114.1sq.m. 1228sq.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



First Floor

