



9 Ashenden Rise, Castlecroft, Wolverhampton, WV3 8LE

BERRIMAN
EATON

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A two bedroom end terrace residence with off street parking, in a sought after location.

LOCATION

Ashenden Rise is in a prime residential location situated close to Windmill Lane within walking distance of both Smestow School and Castlecroft Primary School. There is an assortment of local amenities within easy reach. The facilities of Tettenhall and Compton are nearby and there are direct public transport links to the City Centre.

DESCRIPTION

The property has ample off road parking to the front and a private good sized garden at the rear. There is a well-proportioned lounge, fitted breakfast kitchen, two good size double bedrooms and a family bathroom. The property benefits from double glazing and central heating.

ACCOMMODATION

A double glazed door opens into the HALL, having laminate flooring throughout and a further door from the hall to the LOUNGE, which is a good size having inset log burner, double glazed window to the front elevation and double glazed sliding doors to the rear. The KITCHEN comprises wall and base gloss mounted cupboards with fitted working surface and tiled splash back, integrated oven with hob and extractor chimney above, sink unit, space for a washing machine and fridge freezer, understairs storage cupboard, double glazed window to the rear and door to the side.

Stairs rise to the first floor landing having loft access and double glazed side window. BEDROOM ONE is a double room in size with a double glazed window to the front and a built in storage cupboard. BEDROOM TWO is also a double room with a double glazed rear window. The BATHROOM has a free standing bath, shower cubicle with rainfall shower and separate shower attachment, bowl wash basin, WC, chrome towel radiator, inset ceiling down lighters, and a double glazed window to two elevations.

OUTSIDE

The property is set back behind a gravelled DRIVEWAY providing off-street parking, with a paved pathway leading to the front door. There is gated side access opening into the REAR GARDEN, which has many features including a paved patio, gravelled area, well-stocked flower beds, mature shrubs borders, and a charming garden pond.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND A – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 medium risk

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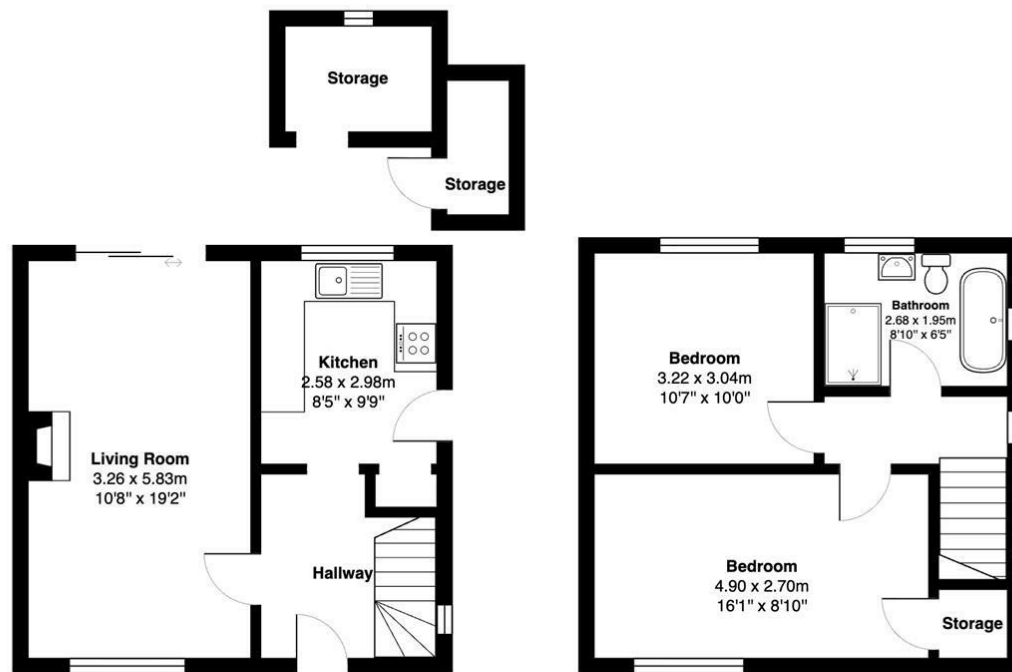
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Offers Around
£215,000

EPC: C

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.



Total Area: 76.1 m² ... 819 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

