



16 Hill Croft Gardens, Wolverhampton, WV4 4LT

BERRIMAN  
EATON

# 16 Hill Croft Gardens, Wolverhampton, WV4 4LT

This is a modern family home which has the benefit of off road parking, a garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining kitchen and cloakroom/wc to the ground floor. To the first floor there are three good sized bedrooms, en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and triple glazing.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Hill Croft Gardens is a small and exclusive cul de sac which is located in a favoured position within Warstones, a suburb of Wolverhampton situated to the Southwest of the City Centre. Standing within walking distance of the local shopping facilities available in Warstones itself. The further and more extensive amenities afforded by both Penn and the historic village of Wombourne are nearby and the City Centre itself is only two miles away. Providing an ideal environment for family living the area is well served by schooling in both sectors including Warstones Primary School, Springdale Junior School, Smestow High School and Highfields School. There are many other state and independent schools are within easy reach.

## DESCRIPTION

This is a modern family home which has the benefit of off road parking, a garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining kitchen and cloakroom/wc to the ground floor. To the first floor there are three good sized bedrooms, en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and triple glazing.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with triple glazed opaque inserts, there is a staircase with wooden balustrades which rises to the first floor landing with storage underneath, radiator and door into the CLOAKROOM. This has a low level WC, pedestal wash hand basin and mixer tap, triple glazed opaque window to the front elevation, radiator and tiled floor. The LOUNGE has a triple glazed walk in bay window to the front elevation and radiator. The KITCHEN/DINING ROOM has triple glazed French doors opening into the rear garden and a triple glazed window to the rear elevation. The kitchen is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There are a range of integrated appliances including an oven, hob, fitted extractor, dishwasher, fridge and freezer. There is a cupboard housing the wall mounted central heating boiler, spotlights and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and an airing cupboard with fitted shelving. The PRINCIPAL BEDROOM has a triple glazed window to the front elevation, radiator, fitted wardrobes with mirrored doors and door into the EN-SUITE which has a walk in shower cubicle, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, tiling to the floor and part tiled walls. DOUBLE BEDROOM 2 has a triple glazed window to the rear elevation, fitted wardrobes with mirrored doors and radiator. BEDROOM 3 has a triple glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, spotlights, triple glazed opaque window to the front elevation and tiling to the floor and walls.

## OUTSIDE

To the front of the property there is a DRIVEWAY suitable for off road parking and which gives access to the GARAGE which has an elevating door to the front and a UPVC double glazed door into the garden. The REAR GARDEN has a paved patio area, lawn with gravelled borders and a fenced boundary.

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

Broadband – Ofcom checker shows Standard / Superfast / 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>  
The long term flood defences website shows very low

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

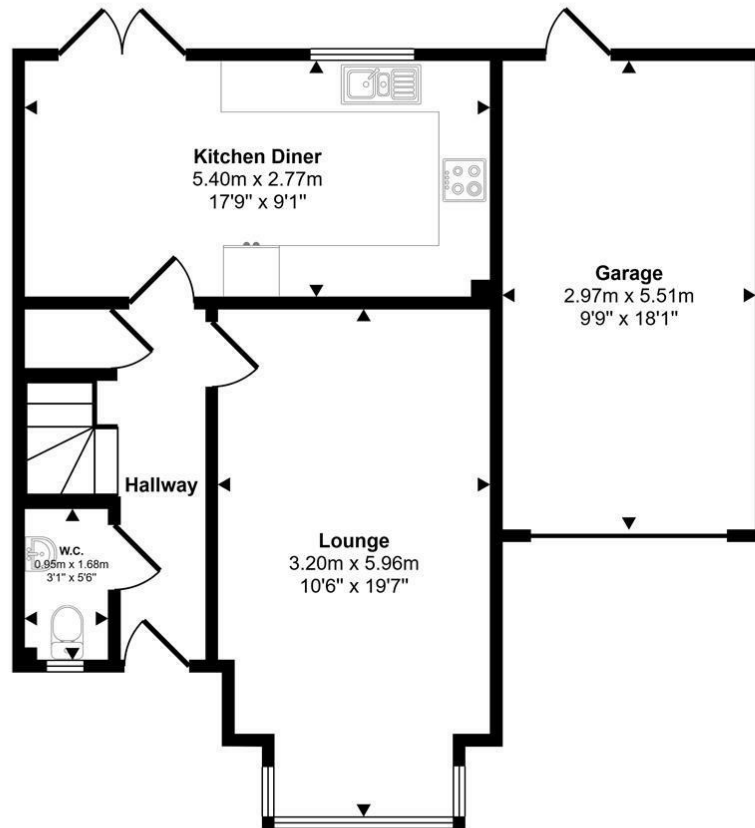
Offers In The Region Of  
£295,000

EPC: C

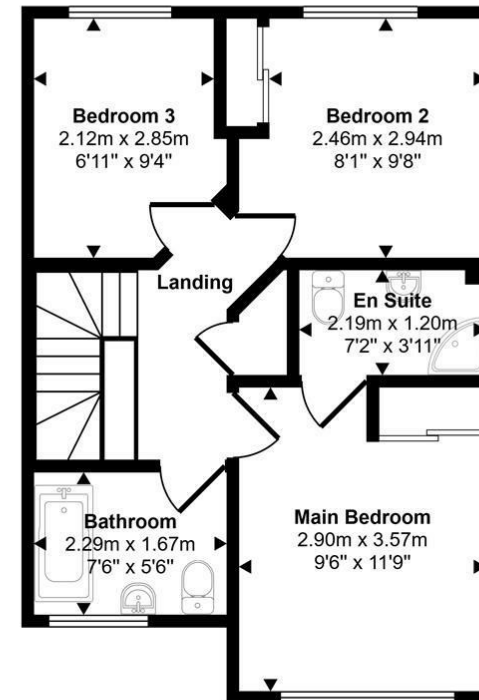
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Approx Gross Internal Area  
100 sq m / 1073 sq ft



Ground Floor  
Approx 60 sq m / 642 sq ft



First Floor  
Approx 40 sq m / 431 sq ft

