



Apartment 37, Castlecroft House, Castlecroft Road, Castlecroft, Wolverhampton, WV3 8NA

**BERRIMAN**  
**EATON**



# Apartment 37, Castlecroft House, Castlecroft Road, Castlecroft, Wolverhampton, WV3 8NA

A well-presented apartment with two bedrooms in a quiet, gated development with superb communal grounds

## LOCATION

Local amenities can be found nearby at Finchfield, Compton and slightly further afield at the picturesque village of Tettenhall. Public transport and good commuting links can be found nearby and there is schooling at primary and secondary level.

## DESCRIPTION

The apartment offers spacious accommodation with gas central heating and double glazing. There is an open plan living kitchen, two bedrooms and bathroom. The property benefits from allocated parking within the gated development.

## ACCOMMODATION

A door opens into the HALL with laminate flooring and two storage cupboards, one housing a wall mounted gas boiler. The LIVING KITCHEN comprises wall and base mounted cupboards, stainless steel sink and drainer, a fridge freezer and washing machine, integrated gas hob with extractor and double oven beneath and double glazed windows.

BEDROOM ONE is a double room in size with built in wardrobe and double glazed window and BEDROOM TWO has a double glazed window. The BATHROOM comprises a bath with shower over, wash hand basin, WC, towel radiator and tiled flooring.

## OUTSIDE

37 Castlecroft House benefits from an allocated parking space and ample visitor parking. The development benefits from excellent, communal gardens with mature trees, which have been well looked after over the years.

## LEASE DETAILS

The lease is 150 years from 1st January 2003. The ground rent is £75 per quarter, and the service charge is £1,394.92 per annum. Verification should be obtained by your Solicitors.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND C – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard and Superfast 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 very low risk.

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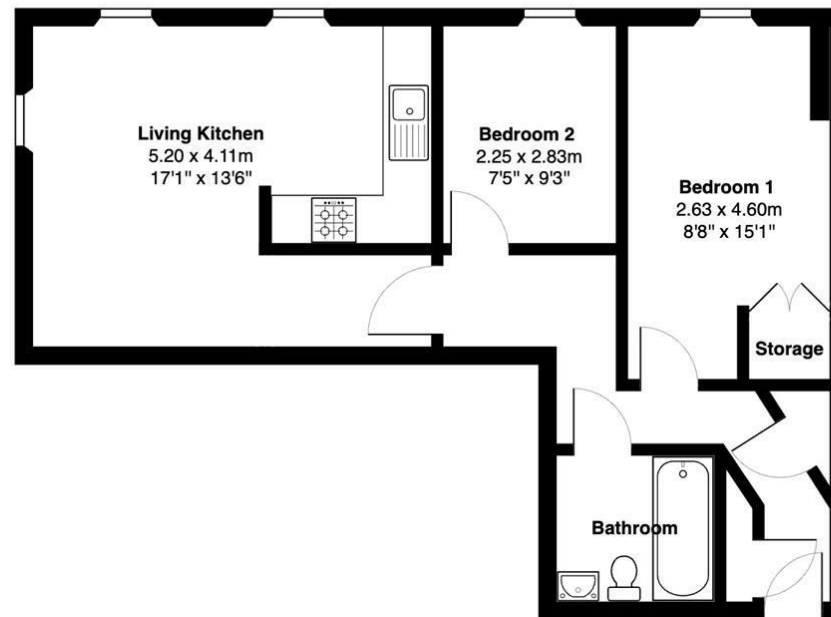
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EPC: B

**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: 55.3 m<sup>2</sup> ... 596 ft<sup>2</sup>

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)



