



33 Pool Hall Crescent, Castlecroft, Wolverhampton, WV3 8LA

BERRIMAN
EATON

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A stylish two-bedroom end-terrace property featuring a charming rear garden, ideally situated in a convenient location.

LOCATION

Pool Hall Crescent 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

33 Pool Hall Crescent is a beautifully presented end-terrace property that has been fastidiously maintained by the current owners. The property offers well-appointed accommodation throughout and a delightful rear garden with a useful summer house equipped with electric storage heaters, lighting, and power.

ACCOMMODATION

A composite door opens into the HALL with laminate flooring and a door into the SITTING ROOM with a double glazed window to the front and rear, feature fireplace with electric fire and picture rail. The BREAKFAST KITCHEN comprises wall and base mounted units with fitted worktop and tiled splash back, sink and drainer, integrated induction hob with extractor fan above, microwave, fridge and freezer, understairs storage cupboard, double glazed rear window and door to the side and a wall mounted gas central heating boiler.

Stairs rise to the first floor LANDING with double glazed side window and loft access. BEDROOM ONE is a double room with a built in storage cupboard and double glazed front window. BEDROOM TWO is a double room with a double glazed rear window. The BATHROOM comprises a well appointed suite, panelled bath, shower cubicle with rainfall shower, WC, vanity unit with wash basin and cupboard beneath, integrated ceiling lights, tiled walls, heated towel radiator and double glazed windows.

OUTSIDE

The property sits behind a hedged border and shaped lawn with steps down to the front door. Gated side access opens into the REAR GARDEN with two brick built garden stores, a paved

patio, timber framed bar area, steps down to the lawn area, range of shrubbery, well stocked beds and borders and central paved pathway leading to the impressive timber framed SUMMER HOUSE with double glazed bifold doors, light and power, wiring for a wall mounted TV, laminate flooring and electric storage heater.

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, Superfast 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 very low risk.

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Lettings Office

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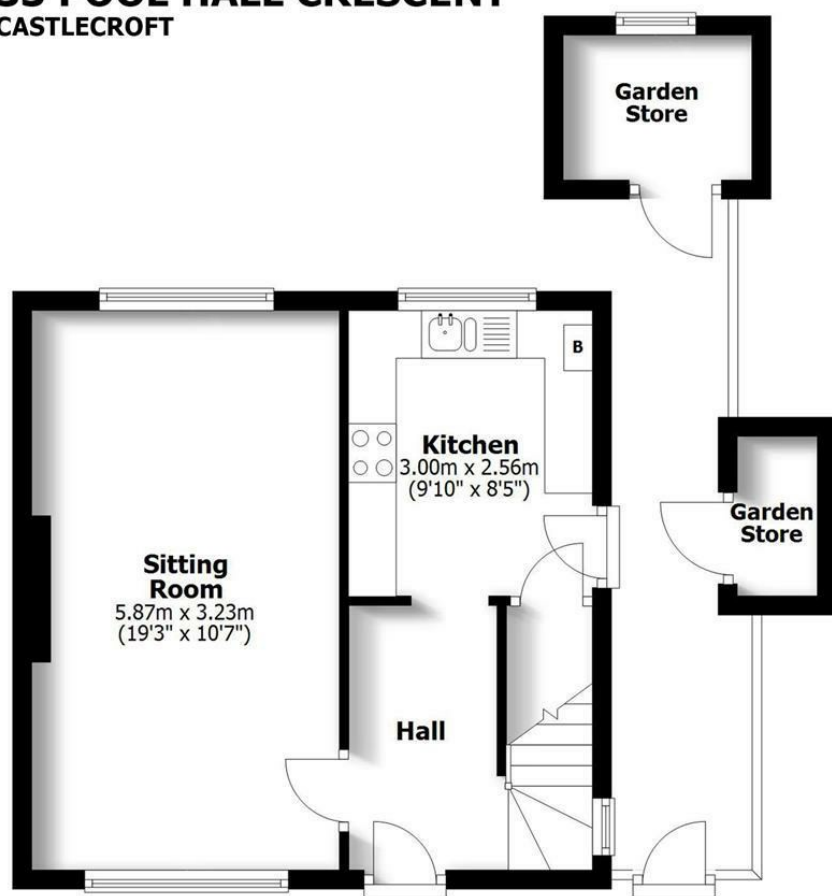
Offers Around
£249,500

EPC: D

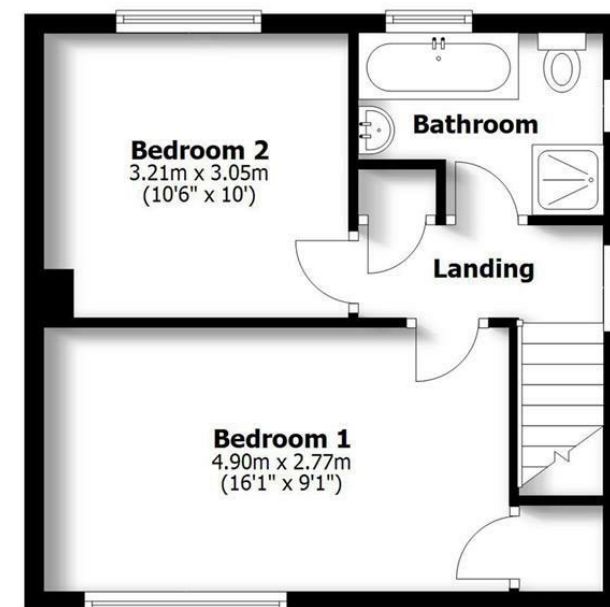
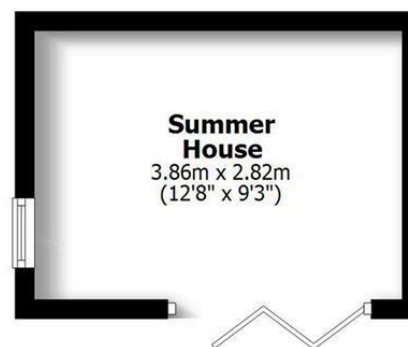
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



33 POOL HALL CRESCENT CASTLECROFT



Ground Floor



First Floor

HOUSE: 69.2sq.m. 745sq.ft.
OUTBUILDINGS: 15.3sq.m. 165sq.ft.
TOTAL: 84.5sq.m. 910sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

