



1 Denham Gardens, Castlecroft, Wolverhampton, WV3 8LW

BERRIMAN  
EATON



# 1 Denham Gardens, Castlecroft, Wolverhampton, WV3 8LW

A well-located family home featuring contemporary kitchen and bathroom suites, situated in a popular and established cul-de-sac. The property benefits from well-proportioned accommodation and an unusually large rear garden, ideal for family living.

## LOCATION

Denham Gardens is set within a well-established residential area and is a traditionally popular and sought-after cul-de-sac. A range of local amenities are readily available, with the city centre within easy reach. The area is also well served by both state and independent schooling.

## DESCRIPTION

The property is a well-proportioned link-detached house offering generously sized rooms across both the ground and first floors. It benefits from double glazing and gas-fired central heating. Of particular note is the superb rear garden, which is unusually large for a property of this type and, together with the cul-de-sac setting, creates an ideal family environment.

## ACCOMMODATION

A tile-hung porch with a double-glazed leaded front door and matching side panel opens into the HALL, which features a coved ceiling. The L-shaped RECEPTION ROOM provides ample space for both lounge and dining areas and enjoys a light, through aspect, with a double-glazed leaded bow window to the front and a double-glazed window and French doors to the rear. Additional features include a contemporary electric fire and a coved ceiling.

The KITCHEN is fitted with a range of gloss white fronted units and includes a stainless steel sink with a double-glazed window above, an electric hob with stainless steel extractor hood, and an electric oven below. A glazed door leads into the LAUNDRY, which offers additional units, plumbing for a washing machine, a concealed wall-mounted Worcester Bosch gas-fired boiler, an internal door to the garage, and a double-glazed window and door opening onto the garden.

Stairs from the hall rise to the first-floor landing, which has a double-glazed side window, access to the roof space, and a coved ceiling. BEDROOM ONE is a large double room with a double-glazed leaded window to the front and a coved ceiling. BEDROOM TWO is also a double room, featuring a double-glazed window to the rear and coved ceiling. BEDROOM THREE is a well-proportioned room with a range of fitted cupboards and a double-glazed leaded window to the front.

The Bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and WC, complemented by tiled walls and a double-glazed window to the rear.

## OUTSIDE

1 Denham Gardens occupies an excellent plot with a shaped lawn to the front, Driveway, and GARAGE with elevating door, concrete floor, electric light and power, and an internal door to the laundry room.

A gated side path leads to the REAR GARDEN, which is unusually large for a property of this nature in the area. The garden features shaped lawns, well-stocked, mature borders, and a timber garden shed, creating a particularly attractive outdoor space.

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 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.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

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

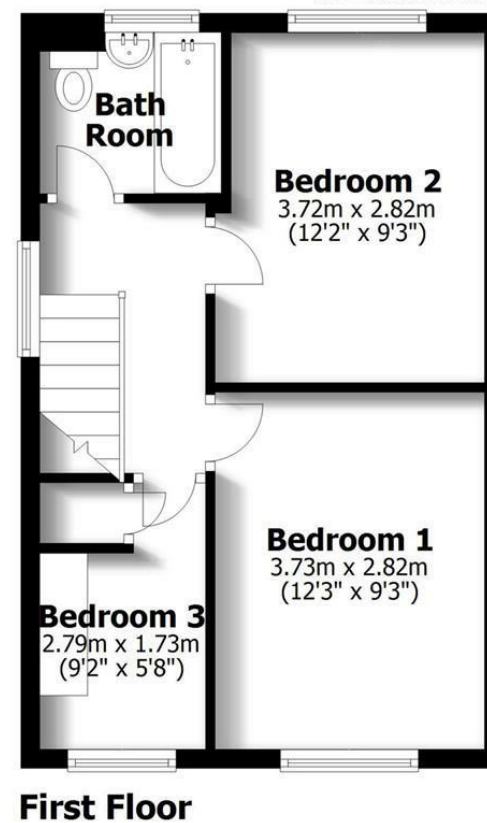
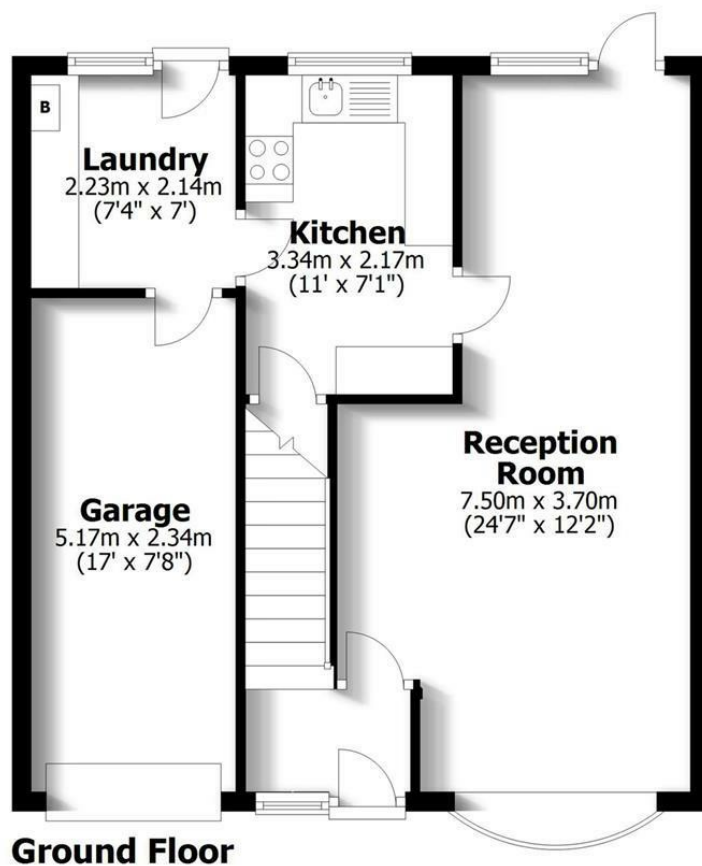
Offers Around  
£290,000

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.



## 1 DENHAM GARDENS CASTLECROFT



HOUSE: 75.2sq.m. 809sq.ft.  
GARAGE: 12.1sq.m. 130sq.ft.  
**TOTAL: 87.3sq.m. 939sq.ft.**

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



