

10 Wood Hayes Croft, Westcroft, South Staffordshire, WV10 8PP

BERRIMAN
EATON

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A superbly presented and well maintained five-bedroom detached residence, occupying a generous plot and offering spacious, well-proportioned accommodation throughout. NO UPWARD CHAIN.

LOCATION

Westcroft is a sought after and established area to the North East of Wolverhampton City Centre in an easily accessible position. The area is served well by a variety of schools in both sectors, and is ideally placed for commuters as it gives access to the motorway link of the whole industrial West Midlands via the M54/M6 as well as the highly publicised i54 site.

DESCRIPTION

10 Wood Hayes Croft is a beautifully presented detached residence offering generously proportioned accommodation throughout. Thoughtfully improved by the current owners, the property has stylish interiors and quality kitchen and bathroom suits

The ground floor has two reception rooms, an impressive open-plan living kitchen, a utility room and a guest cloakroom. To the first floor are five bedrooms and three well-appointed bath/shower rooms.

Externally, the property benefits from a detached double garage, ample off-street parking and a delightful, south facing rear garden.

ACCOMMODATION

Double glazed French doors open into the PORCH, with double glazed windows, tiled flooring and a further set of French doors leading into the entrance hall. The HALL has two storage cupboards and a GUEST CLOAK ROOM fitted with a WC, wash basin and a double glazed side window. The LOUNGE is an impressive reception room with a double glazed front window, a feature fireplace incorporating a log-burning effect gas fire and double glazed sliding doors opening into the CONSERVATORY. The conservatory benefits from double glazed windows and French doors providing direct access to the delightful rear garden. The DINING ROOM enjoys a double glazed front window. From the hall, a door opens into the LIVING KITCHEN, a superb open-plan space fitted with a comprehensive range of shaker-style wall and base units complemented by under-cabinet lighting and quartz work surfaces. Integrated appliances include an electric oven, gas hob, dishwasher and sink with drainer. There is also space for an American-style fridge freezer. The room is finished with tiled flooring and enjoys double glazed windows to the side and rear elevations. The UTILITY ROOM is fitted with units coordinating with those in the kitchen, a sink, wall-mounted gas boiler, plumbing for a washing machine and space for a tumble dryer and a double glazed side door providing external access.

Stairs rise to the FIRST FLOOR GALLERIED LANDING, which provides access to the loft space and an airing cupboard. The PRINCIPAL SUITE comprises a generous double bedroom with fitted bedroom furniture and an ENSUITE SHOWER ROOM appointed with a rainfall shower, vanity wash basin with cupboards and drawers beneath, WC, inset ceiling lighting and a double glazed side window. BEDROOM TWO is a further double bedroom with fitted wardrobes and an ENSUITE SHOWER ROOM fitted with a shower cubicle, WC, wash basin and a double glazed side window. BEDROOM THREE is also a double room and enjoys a double glazed rear window, whilst BEDROOMS FOUR AND FIVE are both well-proportioned rooms with double glazed windows. The HOUSE BATHROOM is fitted with a panelled bath incorporating a shower over, a vanity wash basin with cupboards beneath, WC, inset ceiling lighting and a double glazed rear window.

OUTSIDE

The property occupies an attractive position within a generous plot, set behind a paved DRIVEWAY providing ample off-street parking and large area of lawn with stocked beds. Gated side access leads to the south facing REAR GARDEN, which enjoys a good degree of privacy and has been thoughtfully landscaped to include a shaped lawn, well-stocked beds and borders, together with a paved patio that provides an ideal space for outdoor seating.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – South Staffordshire
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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www.berrimaneaton.co.uk

Offers Around
£635,000

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.

10 WOOD HAYES CROFT
WESTCROFT

HOUSE:	184.8sq.m.	1989sq.ft.
GARAGE:	30.1sq.m.	325sq.ft.
TOTAL:	**214.9sq.m.**	**2314sq.ft.**

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





















