



173B Castlecroft Road, Wolverhampton, WV3 8LX

BERRIMAN
EATON

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A deceptively spacious and well presented four bedroom detached dormer bungalow having ample off street parking and a private, enclosed rear garden.

LOCATION

Castlecroft Road stands in a highly regarded and much respected residential area and is within easy reach of the wide ranging local facilities provided by Finchfield itself. Tettenhall, Compton and the City Centre are all within easy reach and the area is well served by schooling in both sectors. The house stands close to Bantock Park which provides 48 acres of parkland.

DESCRIPTION

173b Castlecroft Road offers deceptively spacious accommodation arranged over two floors. The ground floor comprises a generous reception room, a well-appointed breakfast kitchen, guest cloakroom and two bedrooms, one of which benefits from an en suite shower room.

The first floor provides two further well-proportioned bedrooms, complemented by two bath/shower rooms, offering flexible accommodation.

Externally, the property enjoys a gated driveway providing off-street parking, together with a delightful rear garden.

ACCOMMODATION

A double glazed door opens into the HALL with solid oak flooring and a GUEST CLOAKROOM with a WC, was basin and tiled flooring. There is a door from the hall into the STUDY with a double glazed window to the front elevation. The DINING ROOM/BEDROOM FOUR comprises a double room and a double glazed window to the rear elevation. The LOUNGE is of a generous size with a feature fireplace with a gas fire, double glazed windows to the side and French doors to the rear elevation. The KITCHEN comprises wall and base units with fitted oak work tops, a sink and drainer, integrated appliances including a double over, fridge freezer and dishwasher. There is solid oak flooring, inset ceiling lights, double glazed windows to two elevations and a door leading into the UTILITY with wall and base units, space for a washing machine and tumble dryer, a sink and drainer, wall mounted gas boiler and a door to the side elevation allowing access to the rear. THE PRINICPAL BEDROOM SUITE is located on the ground floor and comprises a double room with a double glazed window to the front and an ENSUITE SHOWER ROOM with a tiled shower cubicle, a WC, wash basin, double glazed side window and inset ceiling lights.

Stairs with a wooden balustrade rise to the FIRST FLOOR LANDING with an airing cupboard. BEDROOM TWO is a double room with a double glazed front window, eaves storage and an ENSUITE SHOWER ROOM with a tiled shower cubicle, a WC, a wash basin with vanity drawers beneath, tiled flooring and a heated towel rail. BEDROOM THREE is a double room with double glazed skylights to two elevations and a walk in wardrobe with inset ceiling lights. From there a door opens into the loft space providing ample storage. The BATHROOM has a panelled bath, a wash basin, WC, tiled flooring, inset ceiling lights, heated towel rail and a double glazed side window.

OUTSIDE

The property is approached via gated DRIVEWAY affording off street parking for several vehicles. The property has planted borders and shrubbery to the front with a paved pathway to the front door and gated side access leading to the REAR GARDEN which enjoys a good degree of privacy with an area of decking providing a good space for outdoor seating along with a paved patio and gravelled area and a shaped lawn.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – 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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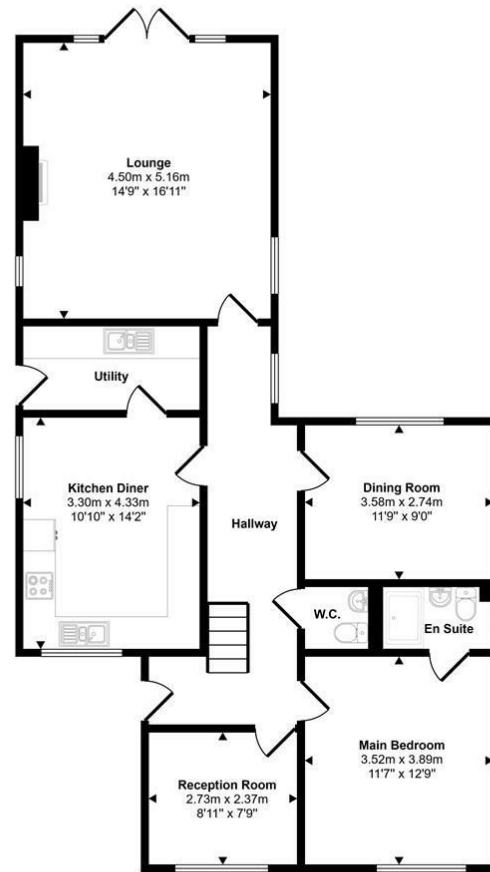
Offers Around
£499,950

EPC:

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.

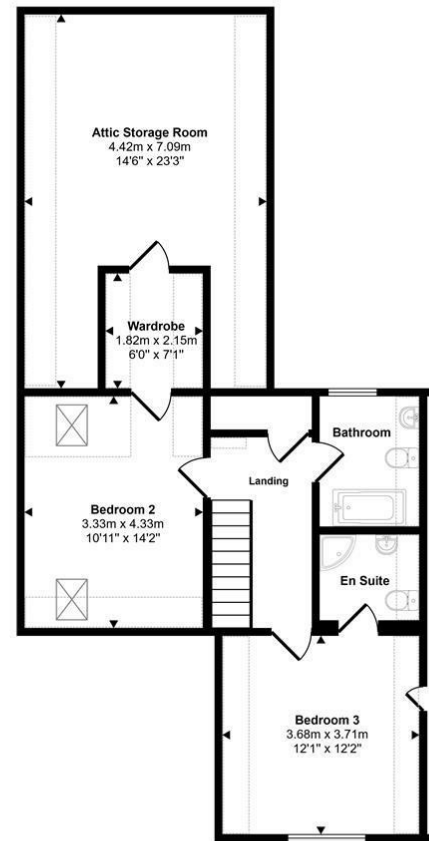


Approx Gross Internal Area
174 sq m / 1876 sq ft



Ground Floor
Approx 94 sq m / 1007 sq ft

Denotes head height below 1.5m



First Floor
Approx 81 sq m / 869 sq ft

