



Manor View, 3b Castlecroft Lane, Wightwick, Wolverhampton, WV3 8JX

BERRIMAN
EATON

Manor View, 3b Castlecroft Lane, Wightwick, Wolverhampton, WV3 8JX

A fine, modern house providing extensive five bedroomed accommodation set within a lovely plot with views across the canal to the front.

LOCATION

Manor View stands in a fine situation on Castlecroft Lane close to its junction with Windmill Lane. There are delightful views across the canal to the front towards Wightwick Manor. The extensive local amenities available within Compton are nearby as are the further amenities of Tettenhall Village and Tettenhall Wood and there is convenient travelling to the city centre. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

Manor View is a modern family home providing well-proportioned and well balanced living accommodation over both ground and first floors. The house has an attractive dual gabled front elevation with decorative stonework and is appointed to an excellent standard internally. There is a superb flow of living areas to the ground floor together with five bedrooms and three bath / shower rooms to the first floor and the house benefits from double glazing and underfloor heating to the ground floor.

ACCOMMODATION

A composite front door opens into the galleried RECEPTION HALL with integrated ceiling lighting, an understairs cloaks and storage cupboard and plant room and a well appointed GUEST CLOAKROOM with contemporary suite. The LOUNGE is a well-proportioned room with French doors set within surrounding windows having delightful views over the rear garden, a feature panelled wall and integrated ceiling lighting. The DINING ROOM has a walk in bay window to the front and integrated ceiling lighting and there is a STUDY with integrated ceiling lighting and a window to the side. The BREAKFAST KITCHEN has a full range of contemporary gloss fronted cabinetry with quartz working surfaces, a range of AEG integrated appliances including an electric oven, a warming drawer, a microwave, dishwasher, induction hob and coffee machine together with a fridge and freezer, two larder cupboards, a coordinated centre island, a breakfast bar, an undermounted stainless steel sink with boiling water tap, part vaulted ceiling with twin roof lights together with two pairs of French doors with windows over overlooking the rear garden, integrated ceiling lighting and gloss floor tiling. There is an adjoining LAUNDRY with wall and base mounted cupboards and a quartz work surface with inset circular stainless steel sink, plumbing for a washing machine and space for a tumble dryer, gloss floor tiling, integrated ceiling lighting and a side door.

A staircase with glazed balustrading rises to the galleried first floor landing with glazed balustrading, a window to the front, access to the roof space and integrated ceiling lighting. The PRINCIPAL SUITE has a double bedroom with a window overlooking the rear garden, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a contemporary suite. The SECOND BEDROOM SUITE has a double bedroom with a window overlooking the canal to the front, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a contemporary suite. There are THREE FURTHER GOOD SIZE BEDROOMS, one of which has a French door onto a Juliet balcony and all of which have integrated ceiling lighting. The BATHROOM has a stylish and well appointed contemporary suite including a freestanding bath.

OUTSIDE

Manor View stands behind a wide and deep frontage which is laid in gravel providing ample off street parking for several vehicles. There is an integral GARAGE and a charming REAR GARDEN with a large lawn, paved patio and a matured green, tree studded backdrop.

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

COUNCIL TAX BAND F – 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 / Ultrafast are available

Mobile – Ofcom checker shows the four main providers have limited coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

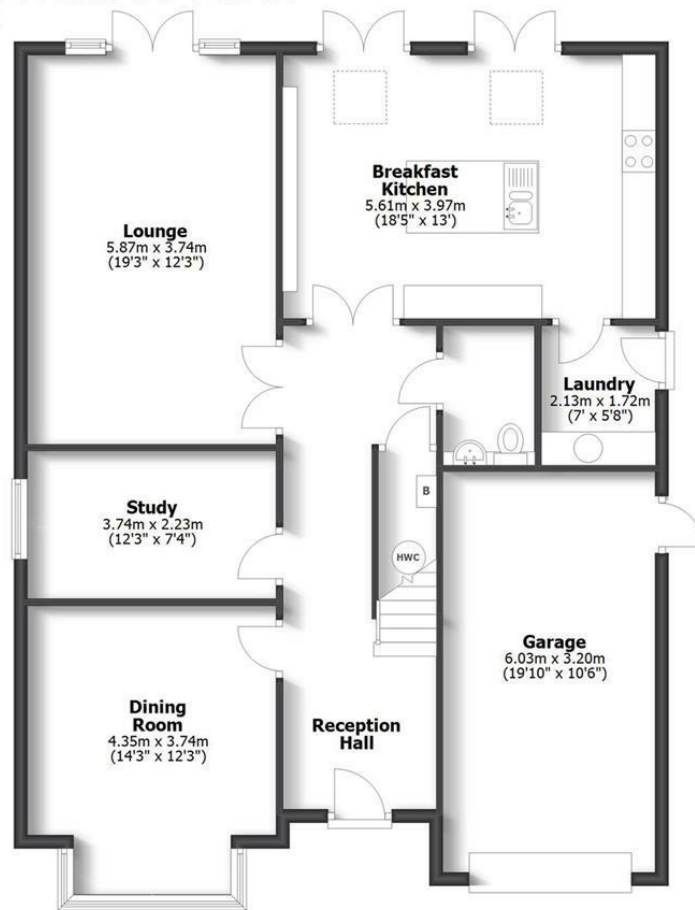
Offers Around
£675,000

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.



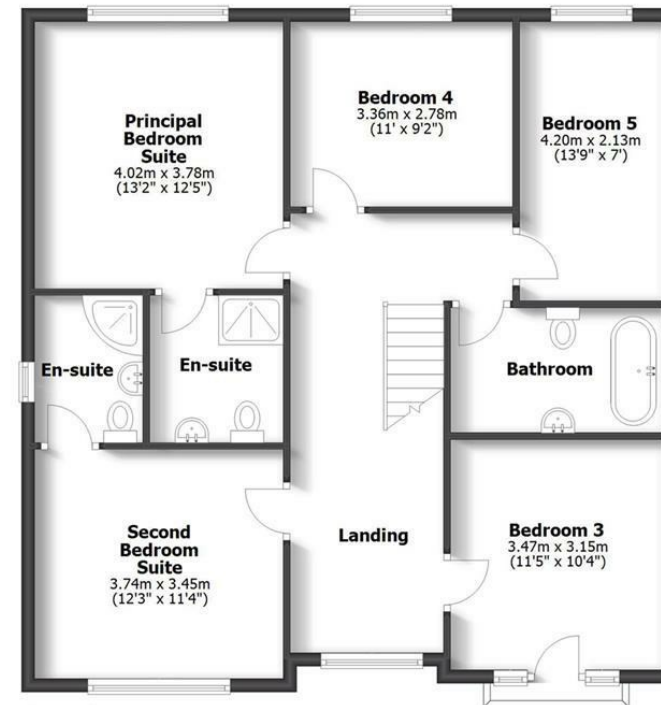
3b CASTLECROFT LANE WIGHTWICK



Ground Floor

HOUSE: 186.1sq.m. 2003sq.ft.
GARAGE: 19.3sq.m. 208sq.ft.
TOTAL: 205.4sq.m. 2211sq.ft.

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



First Floor

