



170 Castlecroft Road

| WV3 8NB | Guide Price £270,000

ROYSTON
& LUND

- 3 Bedroom Family Home
- Open-Plan Lounge/Diner
- Long Rear Garden
- EPC Rating - E
- Spacious Loft Conversion
- Chain-Free
- Tandem Driveway
- Council Tax Band - C





****GUIDE PRICE £270,000-£280,000****

Royston & Lund are excited to present this spacious and well-maintained three-bedroom property which offers stylish accommodation across three floors, ideal for modern family living.

The ground floor features a bright and airy open-plan lounge/diner, creating a welcoming space for relaxing or entertaining. A separate utility room adds everyday convenience.

On the first floor, you'll find two well-proportioned bedrooms along with a contemporary family bathroom. The top floor boasts a generous master bedroom with its own en-suite shower room, providing a private retreat with elevated views.

Externally, the home benefits from a long rear garden, perfect for families or keen gardeners, and a tandem driveway offering off-road parking for two cars.

Located in the popular Castlecroft area, this home is within easy reach of highly regarded schools, local shops, parks, and bus routes. With quick access to Wolverhampton city centre, nearby countryside, and main transport links, it's a fantastic location for families and commuters alike.





EPC

Energy Efficiency Rating

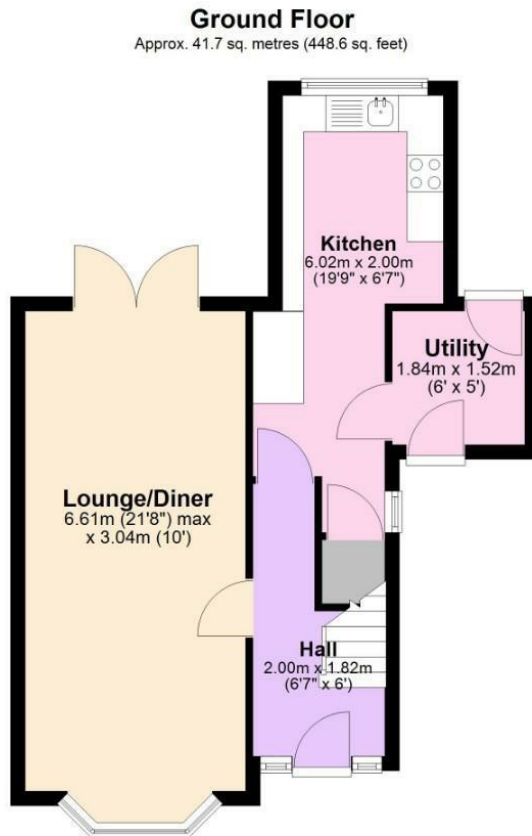
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	68

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 94.9 sq. metres (1021.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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