

Rees Page



254 Castlecroft Road, Castlecroft, Wolverhampton, WV3 8ND

A traditional semi-detached family home, situated on the popular western fringe of Wolverhampton, close to countryside and a range of local amenities.

The three bedroomed accommodation offers great potential and does require a scheme of refurbishment and modernisation.

In brief, the accommodation currently consists of porch, hall, living room, kitchen, side veranda with WC and utility area, three bedrooms, bathroom, and a boarded attic. The property also benefits from radiator central heating and majority double-glazing (both where specified), block paved front driveway and a pleasant rear garden.

There is no upwards chain, and offers are invited for consideration.

Offers Around

£240,000



Entrance

Is made via a part-glazed doorway into a porch with side windows, tiled floor and further door into

Reception Hall

With a ceiling light, understairs cupboard, radiator, telephone point, walk-in cupboard (with meters), double-glazed front window and doors into

Living Room

17' 9" max / 10' 10" min (5.41m x 3.30m) x 14' 8" max / 9' 7" min (4.47m x 2.92m)

With a front window, rear patio doors, radiator, ceiling light, feature brick fireplace and inset gas fire.



Kitchen

10' 9" x 10' 9" (3.28m x 3.28m)

With a range of fitted wall and base units, roll edge work surfaces, sink and drainer, gas cooker, integrated fridge and freezer, strip light, radiator, tiled floor, walk in pantry, rear window and door into

Side Verandah

27' 3" x 5' 10" max (8.31m x 1.78m)

With a uPVC double-glazed front door, skylight, work bench, store cupboard, window and uPVC double-glazed door to rear garden, gas heater, and doors into

WC

With a ceiling light and WC

Utility

6' 5" x 4' 11" (1.96m x 1.50m)

With a strip light, work surfaces, sink and drainer, and uPVC double-glazed rear window.

Stairs rise from the Hallway to a first floor



Landing

With a double-glazed front window and doors into

Bedroom One

12' 8" x 9' 0" (3.86m x 2.74m)

With a double-glazed rear window, ceiling light and a radiator.

Bedroom Two

10' 9" x 10' 8" (3.28m x 3.25m)

With a double-glazed rear window, ceiling light, radiator, plus built-in cupboards and a Worcester boiler.



Bedroom Three

8' 5" x 8' 5" (2.57m x 2.57m)

With a double-glazed front window, ceiling light and a radiator.

Bathroom

Panel bath with electric shower over, pedestal wash basin, WC, spot lights, chrome towel radiator, tiled walls and a side window.

A spiral staircase rises from the landing to a boarded attic.

Attic

20' 9" x 7' 9" (6.32m x 2.36m)

With sloping ceilings, eaves access, cupboards, ceiling light and rear Velux window.

OUTSIDE:

To the rear is a spacious enclosed garden, with extensive patio areas, lawn, borders and shed.

To the fore is a block paved driveway.

Location

The property is situated on the popular western fringe of Wolverhampton, close to countryside, sports facilities, and a range of local amenities.

From A454 Bridgnorth Road, turn onto Windmill Lane, right into Castlecroft Lane, second left into Castlecroft Road, left into the slip road and the property is almost immediately on the left.

For SATNAV/Maps, please use the postcode WV3 8ND.

NB

The property forms part of an Estate and the Grant of Probate has been applied for.

There is no upwards chain.

Fixtures and fittings will remain in situ as seen i.e. curtains, carpets, light fittings etc.

NOTE: The family advise that the Attic was boarded many years ago, with the inclusion of a spiral staircase from the landing area. Prospective purchasers should seek advice on its suitability for lending purposes.

Viewing is strictly by prior appointment with the agent.

Offers are invited for consideration.

Council Tax: Wolverhampton Band B

Title: Freehold

Energy Performance Rating: C

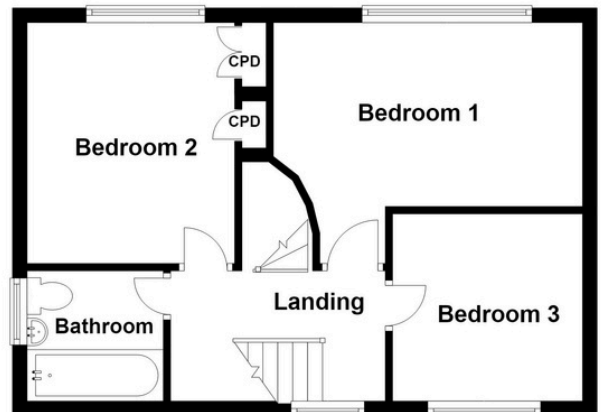


Total Floor Area = 92 square metres

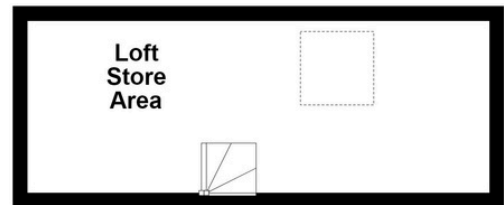
Ground Floor



First Floor



Second Floor



254 Castlecroft Road, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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