170 Castlecroft Road

| WV3 8NB | Guide Price £280,000

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-£280,0000

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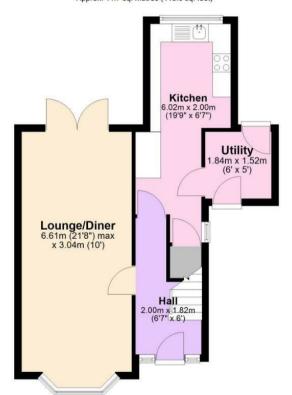
On the first floor, you'll find two well-proportioned bedrooms along with a contemporary family bathroom. The top floor boasts a generous master bedroom with its own en-suite shower room, providing a private retreat with elevated views.

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.
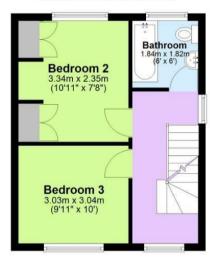
Ground Floor
Approx. 41.7 sq. metres (448.6 sq. feet)

Kitchen
6.02m x 2.00m
(19'9" x 6'7")

Utility
1.84m x 1.52m
(6' x 5')

Lounge/Diner
6.61m (21'8") max
x 3.04m (10')

Hall
2.00m x 1.82m
(6'7" x 6')

First Floor
Approx. 31.4 sq. metres (338.2 sq. feet)

Bathroom
1.84m x 1.82m
(6' x 6')

Bedroom 2
3.34m x 2.35m
(10'11" x 7'8")

Bedroom 3
3.03m x 3.04m
(9'11" x 10')

Second Floor
Approx. 21.8 sq. metres (234.9 sq. feet)

Bedroom 1
4.69m x 2.91m
(15'5" x 9'7")

En-suite

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

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	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		68

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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