



**Connells**

Castlecroft Road  
Finchfield Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this CHAIN FREE three/four bedroom substantial semi-detached family property.

Internally the property comprises of entrance hall, lounge, dining area, kitchen, utility room, ground floor shower room. On the first floor there are three good sized bedrooms and a home office/nursery and a family bathroom.

Externally the property offers additional scope for improvement with generous outside space to both side and rear which maybe suitable for extension subject to planning permission.

This property benefits from an exceptionally large DOUBLE DETACHED GARAGE which may also be suitable for re-development as an additional dwelling or integrated into part of the already existing property subject to planning permission. There are generous internal room proportions and the added benefit of a security alarm.

### Location And Area

Situated in the ever popular area of Castlecroft, being conveniently located for local schools, shops and amenities. Castlecroft Road is well placed with bus routes to Wolverhampton City centre which offers an extensive range of amenities, shopping and leisure facilities and good selection of highly regarded schools and universities.

### Entrance Hall

Door to front access, doors to various rooms, stairs to first floor landing.

### Lounge

11' 9" x 20' 3" ( 3.58m x 6.17m )

Double glazed bay window to front, double glazed sliding door to rear, central heated radiator, electric feature fire with marble surround, door to entrance hall.

### Dining Room

9' 4" x 7' 8" ( 2.84m x 2.34m )

Double glazed window to side, door to entrance hall, open plan leading to kitchen, central heated radiator.

### Kitchen

9' 9" x 7' 7" ( 2.97m x 2.31m )

Double glazed window to side, range of wall and base units with roll top work surfaces, integrated fridge, integrated freezer, integrated electric hob, integrated electric oven, integrated dishwasher, half stainless steel drainer sink, double glazed window to rear, door to utility.

## Utility

6' x 5' 4" ( 1.83m x 1.63m )

Range of wall and base units, integrated washing machine, storage cupboard, door to kitchen, double glazed window, door to downstairs wc/ shower room, door to rear garden.

## Downstairs Shower Room

Double glazed window to front, low flush wc, wash hand basin, shower, extractor fan, fitted wall and base units.

## First Floor Landing

Double glazed window to side, loft access, stairs to entrance hall.

## Bedroom One

12' 1" x 12' ( 3.68m x 3.66m )

Double glazed bay window to front, central heated radiator, fitted wardrobe, door to landing.

## Bedroom Two

12' x 7' 7" ( 3.66m x 2.31m )

Double glazed window to rear, central heated radiator, fitted wardrobe, door to landing.

## Bedroom Three

9' 9" x 7' 7" ( 2.97m x 2.31m )

Double glazed window to rear, central heated radiator, fitted wardrobe, door to landing.

## Home Office/ Nursery

7' 8" x 4' 8" ( 2.34m x 1.42m )

Double glazed window to front, airing cupboard, central heated radiator, open to landing.

## Family Bathroom

Double glazed window to side, panelled bath, central heated radiator, low flush wc, wash hand basin, extractor fan, door to landing.

## Double Detached Garage

15' 8" x 15' 4" ( 4.78m x 4.67m )

Up and over door to front, light and power, double glazed window to side.

## Outside Front

Large driveway to front which leads to the side and wraps around to the rear, small planter area with a selection of plants, trees and shrubs.

## Outside Rear

Large enclosed panelled rear garden which has large lawned area, separate patio, paved area.

## Agents Note

Please note the double detached garage may have conversion potential subject to relevant permissions.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH325813](http://connells.co.uk/Property/WVH325813)**

Tenure: Freehold



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