



Connells

Castlecroft Lane
Wightwick Wolverhampton

Castlecroft Lane Wightwick Wolverhampton WV3 8JX

for sale offers in the region of
£399,999



Property Description

Connells Wolverhampton are delighted to bring to the market this gorgeous and immaculately presented three bedroom property in an incredibly popular residential location, this property has been maintained to an exceptionally high standard which must be viewed in order to appreciate.

The property comprises of an entrance hall, large lounge with feature wood burner, large open plan entertainment style orangery with separate dining area, modern fitted stylish kitchen, multiuse room/ utility area/ downstairs wc. On the first floor there are a selection of three large bedrooms, two of which have air conditioning units and a separate family bathroom with a stunning free standing roll top bath and a walk in shower cubicle.

Externally there is a garage, large driveway with ample off road parking as well as a spacious side garden and highly landscaped low maintenance rear garden.

Location And Area

Set to the west of Wolverhampton City Centre in the sought after Castlecroft area on a cusp of a rural lifestyle with Lower Penn being only a short distance away. There are a wide range of local shops, pharmacies and butchers. The property is also close by to the popular Wightwick Manor national trust.

Entrance Hall

Double glazed door to front, stairs access, understairs storage, radiator, doors to various rooms.

Lounge

16' 9" x 18' 3" (5.11m x 5.56m)

Double glazed windows to front with feature shutters, radiator, feature wood burner, open to the entertainment orangery/ dining area.

Orangery/ Dining Area

10' 8" x 26' 5" max (3.25m x 8.05m max)

Two set of feature bifolding doors to the rear garden, side access, feature lanterns, spotlights, radiators, open to kitchen.

Kitchen

12' 6" x 8' 9" (3.81m x 2.67m)

Double glazed window to side, open to orangery/ dining area, range of base units, space for a Range Cooker, door to entrance hall, door to utility.

Utility/ Multi Use Room

8' 8" x 13' 8" (2.64m x 4.17m)

Double glazed windows to front, plumbing for various appliances, range of base units, door to downstairs wc.



Downstairs Wc

Low flush toilet, wash hand basin, door to utility.

First Floor Landing

Double glazed window to front, doors to various rooms.

Bedroom One

10' 4" x 14' 9" (3.15m x 4.50m)

Double glazed window to rear, radiator, door to landing, air conditioner.

Bedroom Two

10' 3" x 14' 8" (3.12m x 4.47m)

Double glazed window to side, fitted wardrobe, radiator, door to landing, air conditioner.

Bedroom Three

7' 8" x 10' 11" (2.34m x 3.33m)

Double glazed window to front, radiator, door to landing.

Family Bathroom

Two double glazed windows to front with fitted window shutters, free standing bath, vanity sink with fitted storage, low flush toilet, walk in waterfall shower, spotlights, feature tiling, door to landing.

Garage

Up and over door to front.

Outside Front

Large and spacious concrete print driveway surrounded by a range of hedging, grass verges and planter bed areas.

Outside Side

Raised sleeper bed planter areas, lawned area, separate gravel area with side gated access.

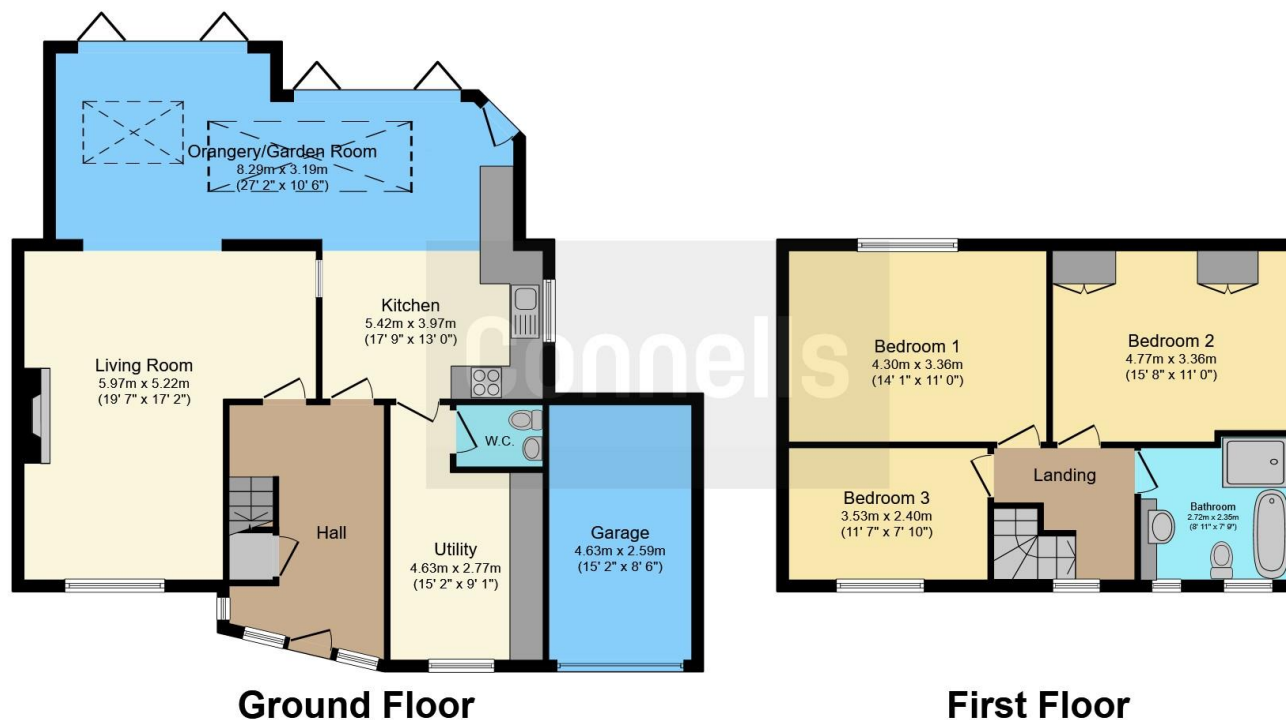
Outside Rear

Tiered garden with a range of planter beds, mature plants, trees and shrubs, paved patio areas, gravel bed areas as well as a custom built fire pit.









Total floor area 155.6 m² (1,674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

view this property online connells.co.uk/Property/WVH331984

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331984 - 0003