



**Connells**

Windmill Crescent  
Castlecroft Wolverhampton



# Windmill Crescent Castlecroft Wolverhampton WV3 8HT

for sale offers in excess of  
**£220,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and extended four bedroom semi-detached family property in a popular residential location, benefiting from four bedrooms this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, lounge, dining room, kitchen, ground floor bedroom and wet room. On the first floor there are an additional three bedrooms and a family bathroom. Externally there is a driveway to front and an enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Set in the popular Castlecroft area within walking distance of Smestow Valley Local Nature Reserve with a host of highly regarded local schools.

## Entrance Hall

Double glazed door to front, doors to various rooms and stairs access.

## Lounge

15' 1" x 13' 5" ( 4.60m x 4.09m )

Double glazed bay window to front, gas fire, radiator, door to entrance hall.

## Dining Room

9' x 11' 1" ( 2.74m x 3.38m )

Double glazed window to rear, radiator, door to entrance hall, door to kitchen, door to ground floor bedroom four.

## Kitchen

8' 5" x 8' 3" ( 2.57m x 2.51m )

Double glazed window to side, range of wall and base units, inset oven hob and extractor, Ideal boiler, space for various appliances, door to dining room.

## Ground Floor Bedroom Four

13' 1" x 9' 9" ( 3.99m x 2.97m )

Double glazed window to rear, double glazed door to rear, radiator, door to wet room.

## Wet Room

Electric shower, radiator, low flush toilet, door to ground floor bedroom four.



### First Floor Landing

Doors to various rooms.

### Bedroom One

11' 3" x 10' 4" ( 3.43m x 3.15m )

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

### Bedroom Two

8' 11" x 13' ( 2.72m x 3.96m )

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

### Bedroom Three

7' 6" x 8' 11" ( 2.29m x 2.72m )

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

### Family Bathroom

Low flush toilet, vanity sink, radiator, double glazed window to rear, panelled bath, door to landing.

### Outside Front

Hard standing area to front offering off road car parking.

### Outside Rear

Enclosed rear garden ideal for those with families.















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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332356](http://connells.co.uk/Property/WVH332356)**



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