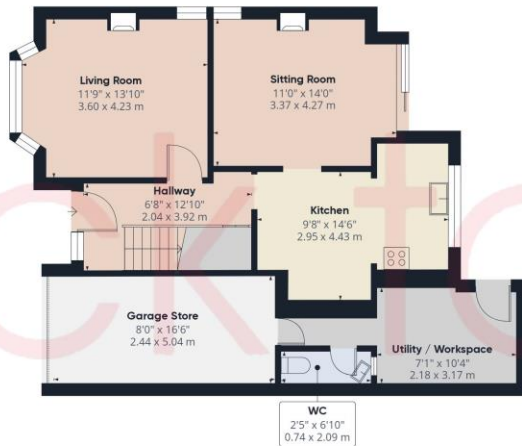
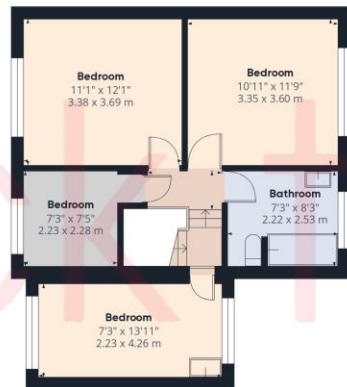




73 Castlecroft Road, Castlecroft, WV3 8BS



Ground Floor



Floor 1



Approximate total area¹⁰
1272.3 ft²
118.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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73 Castlecroft Road, Castlecroft, WV3 8BS

- Living Room
- Sitting Room
- Kitchen
- 4 Bedrooms
- Bathroom
- Mature rear garden
- Garage Store with utility & WC
- Driveway

Ground floor

Entrance hall which has a single-glazed window with obscure glass, laminate flooring, an understairs storage cupboard, a radiator, and a staircase rising to the first floor with doors to...

Living room which has a feature fireplace with an inset contemporary style gas fire with marble effect back and hearth, a radiator and UPVC double-glazed windows to the front and side

Kitchen which has a matching range of wall and base level units with work surfaces over, a circular sink unit with a mixer tap, plumbing for a dishwasher, a gas cooker point, laminate flooring, a UPVC double-glazed window to the rear and an arched opening leading to...

Sitting Room which has laminate flooring, a feature fireplace with space for an electric inset fire, a radiator, a UPVC double-glazed window to the side and UPVC double-glazed sliding patio doors lead to the garden.

First floor

Split landing which has a hatch to roof space, overhead storage and doors to...

Bathroom which has a suite comprising of a wood panel bath with shower over, two draw vanity unit with mixer tap, a WC, a radiator, a wall mounted gas combination boiler and a UPVC double-glazed window with obscure glass to the rear.

Bedroom which has a radiator and a UPVC double-glazed window to the rear.

Bedroom which has a radiator and a UPVC double-glazed window to the fore.

Bedroom which has a radiator and a UPVC double-glazed window to the fore.

Bedroom which has X2 radiators, UPVC double-glazed windows to the front and rear respectively and a wash hand basin with a vanity unit under.

Outside

The Garden has a paved patio area, gated access to the fore, a timber decked area, an outside bar, an outside door to the **garage store**, *Wendy House* and a lawn surrounded by matured pleasant flower and shrub borders.

The Garage Store is accessed via an up and over door approached from the front, leading to a WC then onto a utility space that offers worktops with plumbing under for a washing machine and a space for a dryer.

To the front of the property is a driveway that allows off road parking.

EPC - D60

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

