



13 Pool Hall Crescent, Castlecroft, Wolverhampton, WV3

nick tart





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
739.05 ft<sup>2</sup>  
68.66 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Situated on the fringe of the Staffordshire and Worchester canal this well presented and much improved mid terrace property has undergone a sympathetic course of re-modernization throughout to provide an appealing layout of living accommodation which in our opinion would prove ideal for first time buyers or a young family and therefore we advise an early appointment to view the property in order to avoid disappointment.

- Entrance hall
- Through lounge and dining area with feature fireplace
- Well-appointed fitted kitchen with built in appliances
- Inner lobby with fitted cloak room/utility area
- A choice of two good sized double bedrooms
- Family bathroom
- Front and rear gardens
- On road parking

The property itself is positioned within a much sought after and popular residential area on the edge of open countryside and meandering walks and enjoys the benefit of having all local amenities including shops, schools and public transport services close by.

The gas centrally heated and double-glazed interior in further detail comprises...

**Ground floor**

**Entrance hall** with radiator, laminate flooring and understairs cupboard.  
**Dining area** which has laminate flooring, coved ceiling, walk in double-glazed bay window with shutters and fitted window seating.  
**Through lounge** which has feature limestone fireplace with cast iron inset housing a living flame gas coal effect fire with marble hearth, a bank of fitted cupboards, laminate flooring, double radiator and double-glazed french doors into the rear garden.  
**Fitted kitchen** which has a matching suite of units comprising of stainless steel single circular drainer sink unit, a range of cupboards with matching worktops and tiled splash backs, built in electric double-oven and grill with five ring gas hob and extractor over, Integrated fridge, freezer and dishwasher and recessed downlights.  
**Inner lobby** which has dual access into the side entry and rear garden.  
**Fitted cloak room/utility area** which has a close coupled WC, pedestal wash hand basin, plumbing for automatic washing machine and space for dryer, double-glazed window and wall mounted gas central heating boiler.

**First floor**  
Stairs lead from the entrance hall to the **first floor landing** with loft access, airing cupboard with water cylinder and immersion heater.  
**Bedroom one (double)** which has a double-glazed window with shutters, fitted wardrobes, radiator and built in cupboard.  
**Bedroom two (double)** which has a double radiator and double-glazed window  
**Family bathroom** which has a panel bath with shower spray over, pedestal wash hand basin, close coupled WC, double-glazed window, tiled flooring and walls.

**Outside**  
To the front elevation is presently laid to lawn but there is a dropped curb providing provision for off road parking.  
The rear garden enjoys a large paved patio with steps to the main lawn with surrounding fencing and a most useful brick built garden store.

**EPC - C71**  
**Tenure** - we are advised the property is Freehold.  
**Services** - we are advised all mains services are connected.  
**Council Tax** - Band A (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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH  
Tel: (01902) 755585  
Fax: (01902) 751545  
Email: wolverhampton@nicktart.com

www.nicktart.com



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