



28 CASTLECROFT ROAD, CASTLECROFT

WOLVERHAMPTON, WV3 8BT

ASKING PRICE £245,000
FREEHOLD

Detached home in a highly sought after location, convenient for nearby Bantock Park, local shops, schools and access to the city centre. Available with NO ONWARD CHAIN the property offers versatile accommodation comprising entrance hall, guest cloakroom, spacious lounge/dining room, ground floor double bedroom / sitting room, two further 1st floor double bedrooms and a bathroom. A driveway and garage provide off road parking.



28 CASTLECROFT ROAD

- NO CHAIN • POPULAR LOCATION • THREE
- DOUBLE BEDROOMS • GROUND FLOOR
- W.C. • SPACIOUS LOUNGE /
- DINER • DRIVEWAY • GARAGE • BANTOCK
- PARK NEARBY • CONVENIENT FOR RANGE OF
- SCHOOLS



APPROACH

The property is approached via a driveway providing of road parking with an adjacent lawned foregarden.

ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to:

GUEST CLOAKROOM

Double-glazed obscure window to the side. low-level w.c. and wash hand basin with cupboard beneath.

LOUNGE / DINING ROOM

19'1" x 11'5"

Two double-glazed windows to the front, two radiators and a fireplace.

SITTING ROOM / BEDROOM THREE

12'1" x 11'1"

Double-glazed window to the rear, doorway to the garden and a radiator.

KITCHEN

11'10" x 7'8"

Double-glazed windows to the side and rear, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above, incorporating a stainless steel sink and double drainer unit. Doorway to the side driveway.

FIRST FLOOR LANDING

BEDROOM ONE

11'11" x 11'5"

Double-glazed window and radiator.

BEDROOM TWO

11'5" x 11'5"

Double-glazed window and radiator.

BATHROOM

Double-glazed obscure window to the side and suite comprising pedestal wash hand basin, panelled bath and low-level w.c.

GARAGE

15'7" x 8'0"

Up and over door to the front and doorway to the garden.

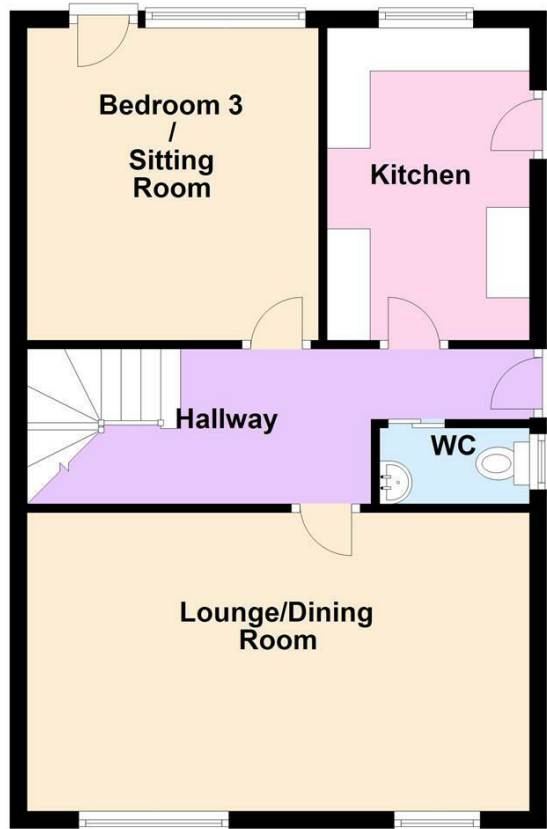
GARDEN

To the rear of the property is an enclosed garden with patio and lawned areas. There is access to the garage and a gate to the driveway.

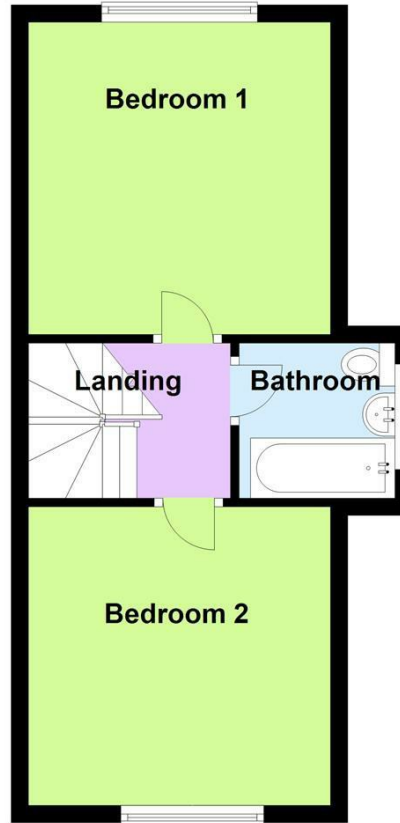
28 CASTLECROFT ROAD



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales
 13 Waterloo Road
 Wolverhampton
 West Midlands
 WV1 4DJ

01902 575555
 enquiries@swfestateagents.co.uk
 www.swfestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements