



34 Castlecroft Road, Finchfield, Wolverhampton, WV3 8BZ

**BERRIMAN**  
**EATON**



# 34 Castlecroft Road, Finchfield, Wolverhampton, WV3 8BZ

A three bedroom semi-detached property which benefits from two garages and a good size driveway to the front.  
NO UPWARD CHAIN

## LOCATION

34 Castlecroft Road stands in a highly regarded and much respected residential area and is within easy reach of the wide ranging local facilities provided by Finchfield itself. Tettenhall, Compton and the City Centre are all within easy reach and the area is well served by schooling in both sectors. The house stands close to Bantock Park which provides 48 acres of parkland style grounds.

## DESCRIPTION

34 Castlecroft Road sits behind a good size driveway which leads to two garages. The accommodation is well proportioned throughout with two reception rooms and a kitchen to the ground floor and three bedrooms and a bathroom to the first floor. The property benefits from double glazing and gas central heating and has the added benefit of no upward chain.

## ACCOMMODATION

A composite door with glazed side panels opens into the HALL with stripped wood flooring and a door into the LOUNGE with wood flooring, an electric fire in formal surround, coved ceiling, ceiling cornice, a double glazed window to the front and glazed double doors opening into the DINING ROOM with wood flooring, coved ceiling and a double glazed door and windows to the rear garden. The KITCHEN has a range of wall and base units with stainless steel sink and drainer with double glazed window over, space for a washing machine, space for a fridge freezer, part tiled walls, tiled floor, a double glazed door to the rear garden and an under stairs pantry with shelving.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft and a linen cupboard with slatted shelving. There are TWO DOUBLE BEDROOMS with double glazed windows and BEDROOM THREE has a double glazed window to the front. The HOUSE BATHROOM has a panelled bath with shower over, pedestal wash basin, WC, part tiled walls, coved ceiling and two double glazed windows to the rear garden.

## OUTSIDE

34 Castlecroft Road sits behind a DRIVEWAY laid in tarmacadam with a shaped lawn to one side, screening shrubs to the borders and external lighting. There are TWO INTERCONNECTING GARAGES with up and over doors, concrete flooring, electric light and power, an interconnecting door, wall mounted Worcester Bosch boiler, work bench and a courtesy door to the rear.

There is a beautiful REAR GARDEN with a paved patio to the rear of the property and a second patio to the end of the garden with an area of lawn in between and mature and flowering shrubs to the borders.

We are informed by the Vendors that all mains services are connected.  
COUNCIL TAX BAND C – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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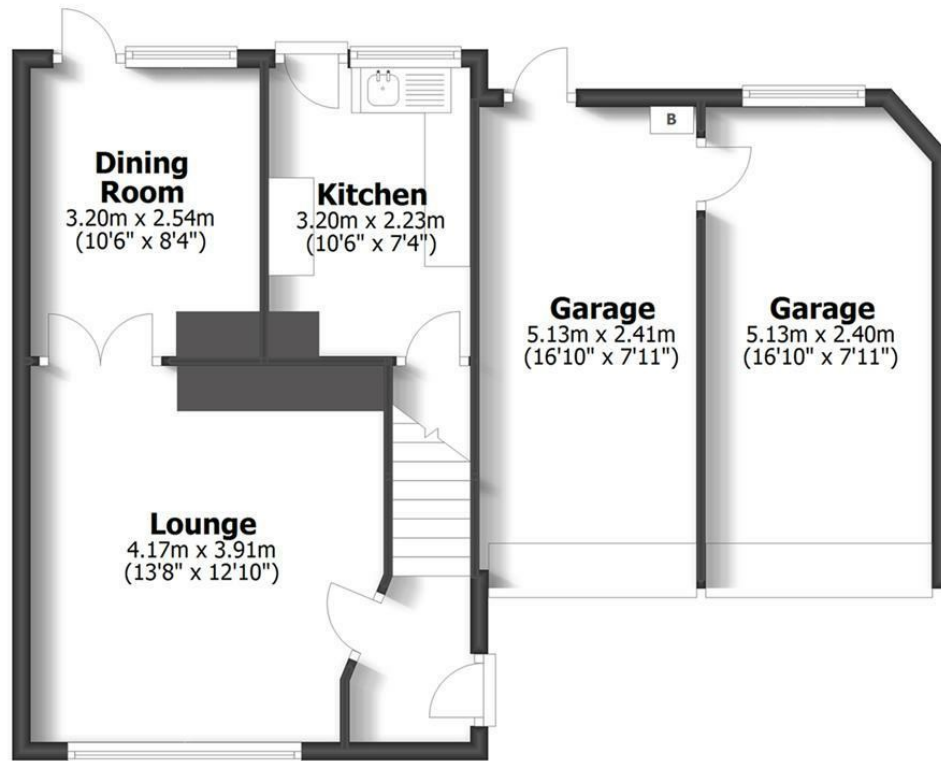
EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

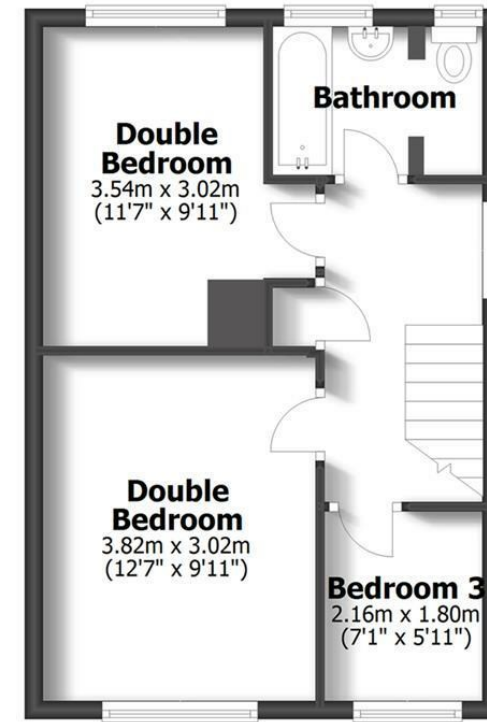


**34 Castlcroft Road**  
Castlecroft

HOUSE: 72.9sq.m. 785sq.ft.  
 GARAGE: 25.6sq.m. 275sq.ft.  
**TOTAL: 98.5sq.m. 1060sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



