



4 Hazelmere Drive, Castlecroft, Wolverhampton, WV3 8HB

BERRIMAN  
EATON

## 4 Hazelmere Drive, Castlecroft, Wolverhampton, WV3 8HB

4 Hazelmere Drive is a delightful two bedroom detached bungalow offering well-proportioned accommodation situated in a sought after and private cul-de-sac within convenient travelling distance of the local facilities afforded by Castlecroft and surrounding areas.

### LOCATION

Hazelmere Drive is a quiet cul-de-sac standing within easy reach of the wide ranging local facilities provided by Castlecroft, the Compton Shopping Centre, Tettenhall Wood and Tettenhall Village and there is easy access to the further, more extensive amenities provided by the Perton Shopping and Wolverhampton City Centre itself.

### DESCRIPTION

→A well presented two bedroom detached bungalow in a quiet cul-de-sac location. The property benefits from low maintenance front and rear gardens, double glazing, gas central heating, a drive and a garage. There are two bedrooms, a shower room

### ACCOMMODATION

A double glazed door leads into the HALL with access to the loft and a linen cupboard with slatted shelving, coved ceiling and double doors opening into a good size LOUNGE with a gas fire with an Adams style surround with marble hearth, coved ceiling, wiring for wall lights and double glazed patio doors to the CONSERVATORY with tiled flooring, fan light and double doors leading into the garden. The KITCHEN has a range of wall and base units with roll top work surfaces with tiled splash back, double integrated oven, four ring gas hob with filtration unit above, one and a half bowl sink and drainer, tiled floor, plumbing for washing machine, wall mounted Worcester gas central heating boiler and a double glazed window and door leading to the garden.

There are TWO DOUBLE BEDROOMS with fitted furniture and the SHOWER ROOM has a tiled shower cubicle with mixer shower above, WC, pedestal basin, tiled walls, heated chrome towel rail and a double glazed window to the side.

### OUTSIDE

4 Hazelmere Drive stands behind a low maintenance front garden with gravelled area with planted shrubs and a tarmac driveway leading to the GARAGE with an up and over door, electric light and power and a door to the rear garden.

Gated side access leads to the low maintenance REAR GARDEN which has a paved patio, gravelled beds, with central paved area, artificial lawn, two sheds, electric light and power.

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

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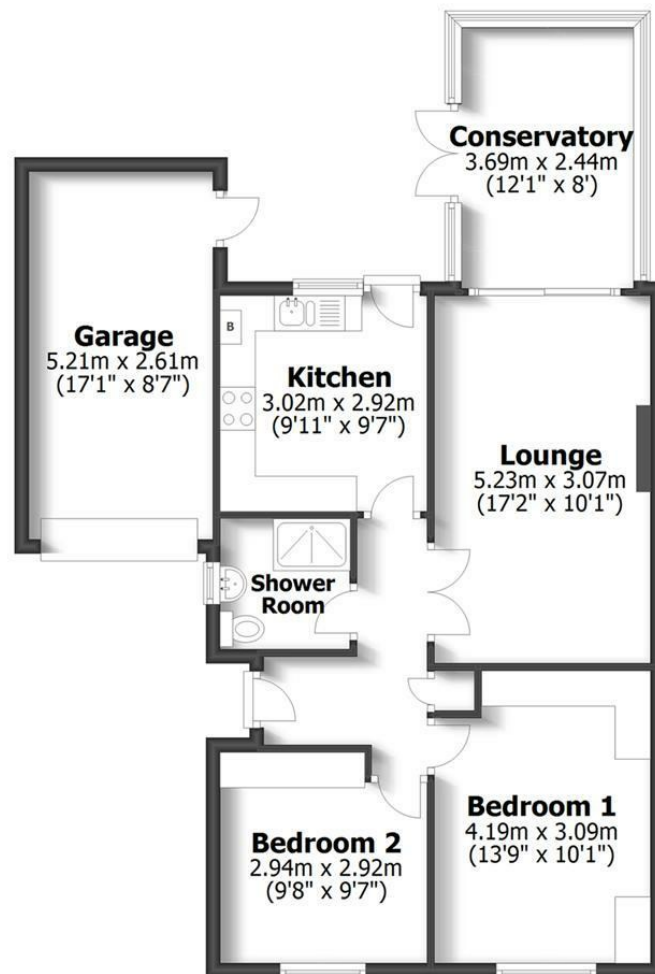
Offers Around  
£299,950

EPC: C

**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.



**4 Hazelmere Drive**  
Casltecroft



**Ground Floor**

HOUSE: 65.8sq.m. 709sq.ft.  
 GARAGE: 13.6sq.m. 146sq.ft.  
**TOTAL: 79.4sq.m. 855sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

