



95 Windmill Lane, Castlecroft, Wolverhampton, WV3 8HN

BERRIMAN
EATON

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A well-proportioned three double bedroomed detached family house standing in a popular address with a superb rear Garden and Garden Room.

LOCATION

The property stands on a sought after road in a pleasant position behind an excellent frontage. The wide ranging local facilities provided by the Compton Shopping Centre, Tettenhall Wood and Tettenhall Village are nearby and there is easy access to the further, more extensive amenities provided by the Perton Shopping and Wolverhampton City Centre itself. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

95 Windmill Lane is a superb residence which benefits from excellent living accommodation over both ground and first floors with a lovely flow to the ground floor and three double bedrooms to the upper floor. The house has been well maintained over the years and benefits from well appointed kitchen and bathroom suites, double glazing and gas fired central heating.

There is ample scope for extensions to both ground and first floors should buyers so wish and subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

A composite front door opens into the PORCH with quarry tiled floor, side window and a door opening into the HALL with dado rail, understairs cloaks and storage cupboard and a GUEST CLOAKROOM with WC and wall hung wash basin, tiled floor, part tiled walls, integrated ceiling lighting and a window to the front. There is a large, THROUGH DOUBLE RECEPTION ROOM with a walk in bay window to the front and French doors and windows to the garden, ample space for both lounge and dining areas, a living flame gas fire with tiled hearth and slips and painted wooden surround, wiring for wall lights and dado rail. There is a DINING KITCHEN with a full range of Shaker style cabinetry with granite working surfaces and fitted breakfast bar, space for a range style cooker with a Rangemaster splash back and extraction chimney above, a built under stainless steel sink, plumbing for a washing machine, tiled floor, windows and doors to the rear garden and a door to a shower room with fully tiled shower, rear window and wall tiling.

A staircase from the hall rises to the galleried first floor landing with access to the roof space and a side window. BEDROOM ONE is a good double room in size with a walk in bay window to the front, covered ceiling and integrated ceiling lighting. BEDROOM TWO is a good double room in size with a window overlooking the rear garden and ceiling coving and BEDROOM THREE is also a double room with ceiling coving and a rear window. The BATHROOM has a well appointed suite with a bath with mixer tap and pencil shower attachment, wall hung wash basin with cupboard beneath and WC with concealed flush, tiled floor and part tiled walls, a boiler cupboard with Vaillant gas fired central heating boiler, integrated ceiling lighting, a window and a chrome towel rail radiator.

OUTSIDE

The property stands well back from Windmill Lane behind a deep frontage with a DRIVEWAY laid in tarmacadam providing ample parking and turning space. There are planted beds and borders and a large lawn.

There is a GARAGE and gated side access to the delightful REAR GARDEN which is a particular feature of the house. There is a rear terrace laid in herringbone brick pavements with an ornamental corner pond with walled surround and steps leading to the large rear lawn with well planted beds and borders helping to secure privacy, a timber garden shed and a substantial GARDEN CABIN which has the potential for a variety of different purposes including gym, playroom or office for those wishing to work from home. There is electric light and power, French doors and windows to the front and timber decked floor. There is a further, covered ornamental garden pool to the rear.

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.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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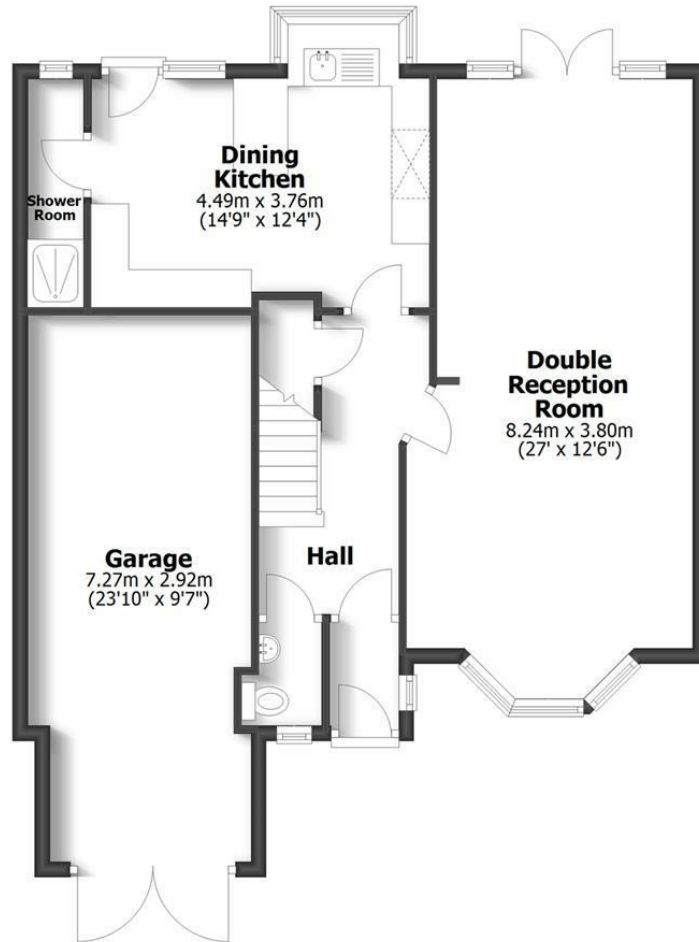
Offers Around
£429,950

EPC: D

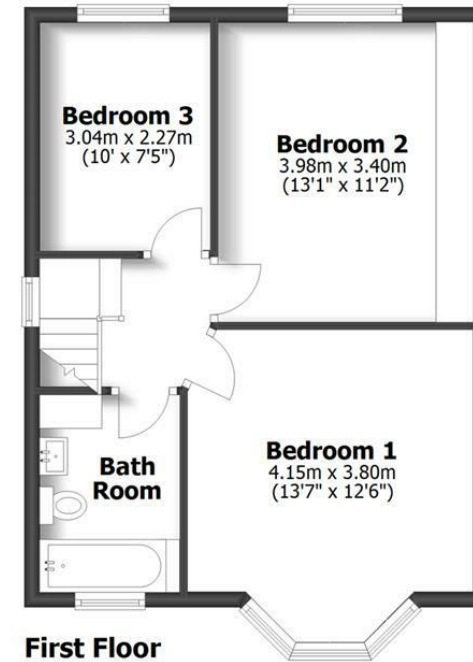
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**95 WINDMILL LANE
CASTLECROFT**



Ground Floor



First Floor

HOUSE: 101.8sq.m. 1096sq.ft.
 GARAGE: 20.5sq.m. 220sq.ft.
 GARDEN CABIN: 9.2sq.m. 99sq.ft.
TOTAL: 131.5sq.m. 1415sq.ft.

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

