



Lyndhurst, 11 Castlecroft Gardens, Finchfield, Wolverhampton, WV3 8LN

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# Lyndhurst, 11 Castlecroft Gardens, Finchfield, Wolverhampton, WV3 8LN

An outstanding semi detached residence of immense charm and appeal with well proportioned living space over both ground and first floors in a particularly sought after address

## LOCATION

Castlecroft Gardens is a highly regarded address which is within easy walking distance of local amenities.

The majority of the properties are homes of much character with exposed timbering and it is a lovely setting of much distinction.

The facilities afforded by the Compton Shopping Centre, Tettenhall Wood and Tettenhall Village are all nearby and there is easy access to the City Centre itself. Furthermore, the area is well served by schooling in both sectors and regular bus services are available.

## DESCRIPTION

Lyndhurst is a fine example of a Hutchinson Smith house who was an architect who specialised in creating unique period style properties using traditional style methods of building and reclaimed materials. There is an abundance of character throughout with much fine timbering creating a unique house of huge attraction and elevations of enormous architectural interest.

The property benefits from well proportioned living accommodation over both ground and first floors which has been well maintained over the years with the original character having been preserved.

The house stands in a superb plot with a lovely frontage and a superb garden to the rear.

## ACCOMMODATION

An open, oak framed PORCH with herringbone pattern brick floor and timber screen to one side has a heavy front door which opens into the HALLWAY with a fine old oak staircase rising to the first floor and a CLOAKS AND SHOWER ROOM with a fully tiled corner shower, WC and wall hung wash basin, wooden flooring, a leaded window to the rear and a useful built in cloaks and storage cupboard. There is a delightful THROUGH LOUNGE with a leaded window to the front and leaded French doors and windows overlooking the rear garden, a brick fireplace with quarry tiled hearth and living flame coal effect gas fire, wiring for wall lights and a central ceiling beam. The DINING ROOM has a light corner aspect with leaded windows to the front and side, wooden flooring and a brick fireplace with quarry tiled hearth and living flame coal effect gas fire. There is a BREAKFAST KITCHEN with a full range of wall and base mounted cupboards with butchers block effect working surfaces, space for a range style cooker with filtration chimney above, an integrated dishwasher, a double glazed leaded window overlooking the rear garden and a door into the LAUNDRY with wall and base mounted units, plumbing for a washing machine, an internal door into the garage, a leaded side window and double glazed and leaded window and door to the garden.

The staircase from the hall has a leaded window and cupboard to the half landing with a galleried first floor landing with access to the roof space. BEDROOM ONE is a good double room in size with a leaded window to the front, exposed brick fireplace with quarry tiled hearth, fitted wardrobes with matching bedside tables with glazed display units above and cupboards above the bedhead recess together with wiring for wall lights. BEDROOM TWO is a good double room in size with fitted wardrobes and leaded window overlooking the rear garden. BEDROOM THREE has an exposed brick fireplace with quarry tiled hearth, fitted wardrobes and a leaded window overlooking the rear garden together with a plaque rail and BEDROOM FOUR is also a good room in size with exposed brick fireplace with quarry tiled hearth and a leaded window to the front. The BATHROOM has a well appointed white suite with a panelled bath with rainfall shower with separate hose over, WC and pedestal basin with tiled splash back, part tiled walls, windows to both the front and side and wooden flooring.

## OUTSIDE

Lyndhurst stands behind a pretty front garden with shaped lawns, stocked beds and borders, a paved path to the front door and a DRIVEWAY laid in tarmac providing off street parking. There is a GARAGE with double doors, electric light and power, shelving, storage area above, a leaded side window and a reduced height door into an INNER LOBBY providing a storage area and with a wall mounted Worcester Bosch gas fired central heating boiler and a door into the LAUNDRY.

There is gated side access to the REAR GARDEN is a particular delight with an extensive paved entertaining terrace to the rear of the house, a shaped lawn beyond, beautifully stocked beds and borders and a further paved terrace to the rear with an area of kitchen garden.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – 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 and 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.

There is an annual charge of £240 for the upkeep of the Private Road.

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Offers Around  
£475,000

EPC: E

**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.



## 11 CASTLECROFT GARDENS FINCHFIELD

HOUSE: 134.4sq.m. 1447sq.ft.  
 GARAGE: 10.3sq.m. 111sq.ft.  
**TOTAL: 144.7sq.m. 1558sq.ft.**

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



