



203 Castlecroft Road, Finchfield, Wolverhampton, WV3 8NA

BERRIMAN
EATON

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A superbly presented four bedroom link-detached property with a south facing low maintenance garden, drive and garage in a sought-after residential location

LOCATION

203 Castlecroft Road occupies a corner plot with the front door opening onto Aldwyck Drive. 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.

DESCRIPTION

203 Castlecroft Road offers well proportioned accommodation over both ground and first floors with a contemporary kitchen and shower room. The property benefits from double glazing, gas central heating, a drive, garage and a low maintenance, south facing rear garden.

ACCOMMODATION

A double glazed PORCH with tiled floor has a double glazed front door opens into the HALL with quartz tiled flooring, coved ceiling, contemporary radiator, integrated ceiling lighting and a GUEST CLOAKROOM with WC, wash basin with vanity cupboards beneath, quartz floor tiling, heated ladder towel rail and a double glazed window. The LOUNGE has wood laminate flooring, coved ceiling and two double glazed bay windows with integral blinds to the side. The BREAKFAST KITCHEN has a range of wall and base units with granite working surfaces with a matching centre island with a breakfast bar, wine racks and baskets. There is an undermounted sink, space for a range style cooker with extractor fan above, integrated microwave, whirlpool coffee machine, dishwasher, space for an American style fridge freezer, tiled floor, integrated ceiling lighting and bifold doors with integrated blinds open into the HYBRID ORANGERY with an infra-red, temperature controlled ceiling heater, tiled flooring, double glazed windows and bifold doors to the garden with a glazed atrium roof, integrated ceiling lighting, contemporary radiator and a gas log burner.

An oak staircase with inset glazing rises to the first floor landing with a double glazed window and access to the part boarded loft. There are THREE DOUBLE BEDROOMS, and the FOURTH BEDROOM is also a good size and the SHOWER ROOM has a double shower cubicle with waterfall head and separate hose, vanity unit with wash basin, cupboards, mirror and WC, tiled floor, tiled walls, integrated ceiling lighting and a contemporary heated towel rail.

OUTSIDE

203 Castlecroft Road sits in a corner plot with planted and flowering borders to the front and a pathway laid in hexagonal paving leads to the front door. The DRIVEWAY is off Aldwyck Drive and is laid in tarmacadam and leads to the GARAGE with an electric roller shutter door with concrete floor, electric light and power and a double glazed door to the rear garden.

The walled REAR GARDEN has a preferred southerly aspect and is low maintenance with paving to two levels, external lighting, a gate to the drive and an external cold water supply.

DIRECTIONS

The postcode doesn't go directly to the property, please use What3words: ///jokes.elder.double

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
£395,000

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.



203 Castlecroft Road
Castlecroft

HOUSE: 109.0sq.m. 1174sq.ft.
 GARAGE: 12.3sq.m. 131sq.ft.
TOTAL: 121.3sq.m. 1305sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



