



Grey Beams, 19 Castlecroft Gardens, Finchfield, Wolverhampton, WV3 8LN

BERRIMAN
EATON

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A superb, detached family home of enormous character standing in an exclusive address within delightful gardens with the additional benefit of a garage to the rear

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

Grey Beams 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 two floors which would now benefit from a gentle scheme of modernisation throughout, affording buyers the opportunity to make the home "their own".

Grey Beams stands in a superb plot with an excellent frontage together with a garage to the rear.

ACCOMMODATION

A paved path leads to the part panelled and glazed front door which opens into an entrance lobby with herringbone brick paviour floor, double glazed windows to two elevations and a step leading to the HALL with oak flooring and a GUEST CLOAKROOM with vanity unit with WC with concealed flush and inset wash basin with cupboards beneath, coat hooks and a rear window. The LOUNGE has oak framed double glazed windows to the front and a brick fireplace with quarry tiled hearth and mantle. The DINING ROOM is a reception room of much note with oak framed double glazed windows to the front and side, beamed and rafted ceiling and exposed wall timbering, a decorative recessed fireplace and an understairs cupboard. There is a large L-SHAPED DINING KITCHEN which has a comprehensive range of wall and base mounted cupboards, a range of integrated appliances, plumbing for a washing machine and a dishwasher, space for a tumble dryer, ample space for informal dining, windows overlooking the rear garden, tiled floor, a heavily beamed and rafted ceiling, a shelved larder and a door to the SIDE LOBBY with quarry tiled floor and a SHOWER ROOM with fully tiled shower, WC, quarry tiled floor, tiled walls, window and store cupboards.

A staircase from the hall rises to the first floor landing with an oak framed gallery over the staircase, a side window, store and linen cupboards, exposed timbering and access to the roof space. BEDROOM ONE is a good double room in size with a double glazed window to the front and further window to the side, both with old oak framing, a decorative brick fireplace and wiring for wall lights. BEDROOM TWO is a double room in size with a light corner aspect with an oak framed window to the front and further side window and decorative brick fireplace. BEDROOM THREE has a window overlooking the rear garden and fitted wardrobes and BEDROOM FOUR is a good room in size with a window overlooking the rear garden. The BATHROOM has a panelled bath and vanity unit with moulded top with sink and cupboard and drawers beneath, a side window, part tiled walls and wiring for a wall light and there is a separate WC with tiled floor and part tiled walls and a window to the rear.

OUTSIDE

Grey Beams stands behind a wide frontage with a paved path leading to the front door with lawns to either side with stocked beds and borders and many fine and flowering roses. A gated path leads around the side of the house to the DELIGHTFUL REAR GARDEN with a paved patio to the rear of the property, shaped lawns and well stocked beds and borders and a GARDEN CONSERVATORY.

There is vehicular access to the rear of the property to a TANDEM GARAGE with electric light and power and a side gate opening into the rear garden.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 are likely to cover the area externally with some limited and some likely coverage inside

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

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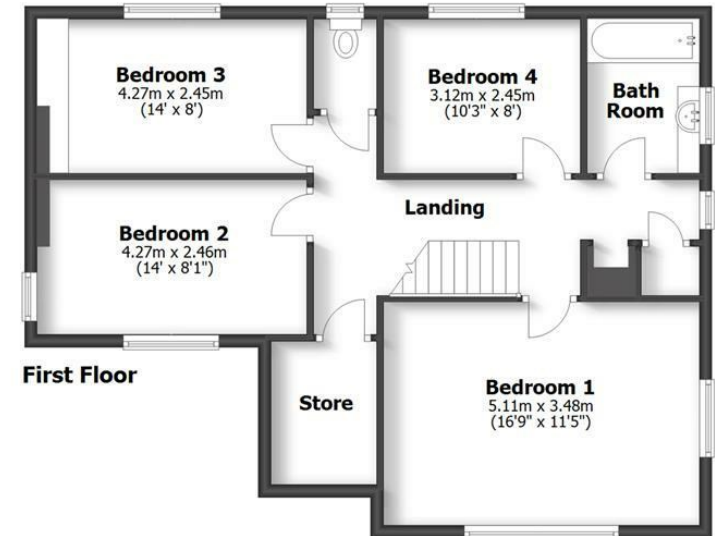
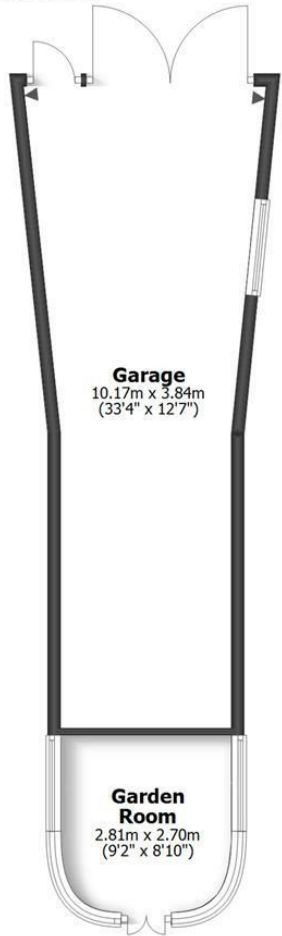
www.berrimaneaton.co.uk

Offers Around
£575,000

EPC:

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.

19 CASTLECROFT GARDENS
FINCHFIELD



HOUSE: 159.8sq.m. 1720sq.ft.
GARAGE & GARDEN ROOM: 38.8sq.m. 418sq.ft.
TOTAL: 198.6sq.m. 2138sq.ft.

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





