



The Porch House, 40 Castlecroft Gardens, Finchfield, Wolverhampton, WV3 8LN

BERRIMAN
EATON

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An outstanding detached residence of immense charm and appeal with well proportioned living space over both ground and first floors in a particularly sought after address which is being offered to the market for the first time in over 50 years

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

The Porch House was the last property built Castlecroft Gardens by Major Kenneth Hutchinson Smith who was an architect who specialised in creating unique, period style residences using traditional style methods of building and reclaimed materials. The house boasts a wealth of character with a part timbered facade with carved gargoyles / grotesques. There are well proportioned rooms to both the ground and first floors and beautiful gardens to both the front and rear.

The owners have been in occupation since 1970 and whilst they have looked after the property during their ownership The Porch House would now benefit from a scheme of modernisation to create a beautiful home of much charm and character.

ACCOMMODATION

As you would expect from the property's name there is a superb oak framed open PORCH with brick herringbone floor and walls with a wooden leaded door opening into the HALL with an understairs store and a GUEST CLOAKROOM with WC and pedestal wash basin and window to the side. The LOUNGE has a dual aspect with leaded windows to the front and a walk in leaded bay to the side, wooden beam and an Inglenook fireplace with brick herringbone hearth, an electric stove and wooden mantle with wiring for wall lights. The DINING ROOM has leaded windows to the front and side with beamed ceiling and a gas fire set in a brick fireplace. There is a large DINING KITCHEN with a gas fired Rayburn with facilitates hot water and central heating set in a tiled surround, there are windows to the side and rear, a range of wall and base units, a shelved pantry with leaded window, there is ample space for dining and a door to the REAR HALL with doors to the drive and the rear garden.

Stairs with wooden balustrading rise to the first floor landing. BEDROOM ONE is a good size double with built in furniture and a leaded window with beam lintel. BEDROOM TWO is also double in size with a leaded window with beam lintel. BEDROOM THREE is a double room with fitted furniture and a dual aspect and BEDROOM FOUR has a leaded window and would make an ideal study for those wishing to work from home. The BATHROOM has a coloured suite with panelled bath, pedestal wash basin, WC and an oriel window.

OUTSIDE

The Porch House sits behind shaped lawns to the front with mature flowering shrubs to the borders with a crazy paved path to the porch. There is a DRIVEWAY to one side laid in tarmac affording off road parking for several vehicles which leads to the TANDEM GARAGE with double wooden doors, concrete floor, work benches and feathered wooden wall. There is a separate WORKSHOP to the rear with work benches and a stable side door to the rear garden.

A path from the front garden leads to a picket fence that opens onto the beautiful REAR GARDEN with a large shaped lawn with seating areas and mature and flowering shrubs to the borders. There is a pedestrian gate to the rear giving access to the lane at the rear of the property.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND G – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD and is in the Castlecroft Gardens Conservation Area

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

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

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

The long term flood defences website shows very low risk.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

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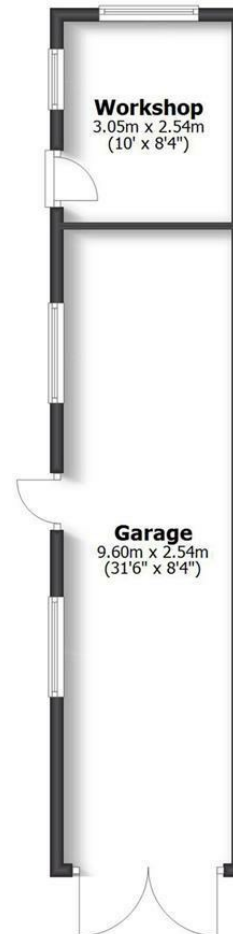
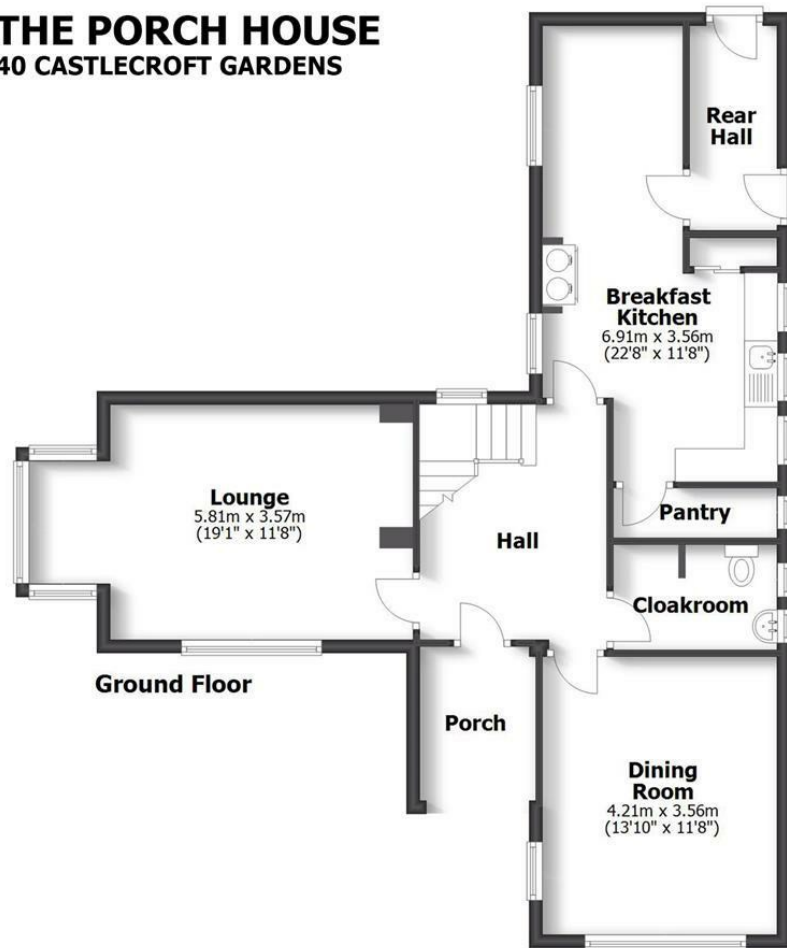
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.



THE PORCH HOUSE

40 CASTLECROFT GARDENS



HOUSE: 144.5sq.m. 1556sq.ft.
 GARAGE/WORKSHOP: 32.4sq.m. 349sq.ft.
TOTAL: 176.9sq.m. 1905sq.ft.

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

