



1 Castlecroft Lane, Wightwick, Wolverhampton, WV3 8JX

BERRIMAN
EATON

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An attractive family home standing in a popular location and which has been substantially extended to create a significant six bedroom family house of much note

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

The property is a substantial family home with an attractive, gabled front elevation with particularly well proportioned accommodation throughout. The property was significantly extended some years ago to enhance the scope of the living areas over both ground and first floors and the house stands in a superb plot with a deep, screened and private frontage together with a beautifully planted and private garden to the rear.

The residence is well appointed throughout with kitchen and bathroom suites of quality, gas fired central heating and double glazing.

ACCOMMODATION

A timbered and gabled tile hung PORCH shields a panelled front door with inset lights with glazed panels to either side which opens into the HALL with oak parquet flooring, an elegant staircase rising to the first floor and a well appointed CLOAKROOM with a white suite, William Morris patterned wall paper, tilted floor and side window. The LOUNGE is a large principal living room with a wide bank of windows and French doors providing a delightful aspect over the rear garden, oak parquet flooring, a Minster stone fireplace with a solid fuel cast iron stove and wiring for wall lights. The DINING ROOM has a glazed door from the hall, a window to the front and wooden flooring. There is a SITTING ROOM / STUDY which is an ideal place for those wishing to work from home with extensive library cabinetry with shelving with cupboards beneath, a window to the front and wooden flooring. The KITCHEN has wall and base mounted units, a Smeg stainless steel twin bowl sink, a stainless steel Smeg gas hob with Neff extraction chimney above, a built in Neff double electric oven, an integrated Neff dishwasher, a fitted breakfast table, a window overlooking the rear garden, space for an American style fridge freezer, quarry tiled floor and a glazed door opening into the REAR HALL with extensive cupboard storage space, coat hooks and rails, wall shelving, an internal door to the garage, quarry tiled floor and a door to the LAUNDRY with plumbing for a washing machine and space for a tumble dryer, wall and base mounted cupboards, a stainless steel sink, a wall mounted Worcester Bosch gas fired central heating boiler and a rear window.

An elegant staircase from the hall rises to the first floor landing with a side window, access to the roof space and a linen cupboard with slatted shelving. The PRINCIPAL SUITE has a double bedroom with a window to the front with a delightful view across the canal, a wide bank of fitted wardrobes, coordinating bedside chests and a well appointed EN-SUITE SHOWER ROOM with a shower with waterfall head and separate hose, a vanity unit with inset wash basin, WC with concealed flush and cupboards, tiled walls and floor, a window and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with a window with a delightful aspect over the rear garden, a range of quality bedroom furniture including a wide bank of wardrobes, a corner dressing table 9.07 with cupboard and drawers and matching bedside tables together with a built in wardrobe. BEDROOM THREE is a good double room in size with laminated flooring and a rear window. BEDROOM FOUR has a rear window and built in wardrobe. BEDROOMS FIVE AND SIX are both good rooms in size with windows to the front and the BATHROOM has a well appointed white suite with a panelled bath with mixer tap with shower attachment, separate fully tiled shower with a waterfall head and separate hose, WC and vanity unit with a wash basin with cupboard beneath, tiled walls and a window.

OUTSIDE

1 Castlecroft Lane stands well back from the road behind a screened frontage which affords privacy and there is a gravelled DRIVE providing ample off street parking for several cars along with an integral GARAGE with a remote controlled roller shutter door, concrete floor, electric light and power, shelving, cupboard and an internal door to the rear hall.

The REAR GARDEN is a particular feature of the property with an extensive paved terrace to the rear of the house with steps leading to the raised and shaped rear lawn and a further raised terrace to the rear. There is an ornamental garden pond with water feature and the entire garden is well planted and matured and the proliferation of flowering plants and shrubs including some fine roses. The garden enjoys a comparatively high degree of privacy for a house in this location. There is an external cold water supply with an irrigation system running throughout the 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 / Ultrafast are available
Mobile – Ofcom checker shows there is limited 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

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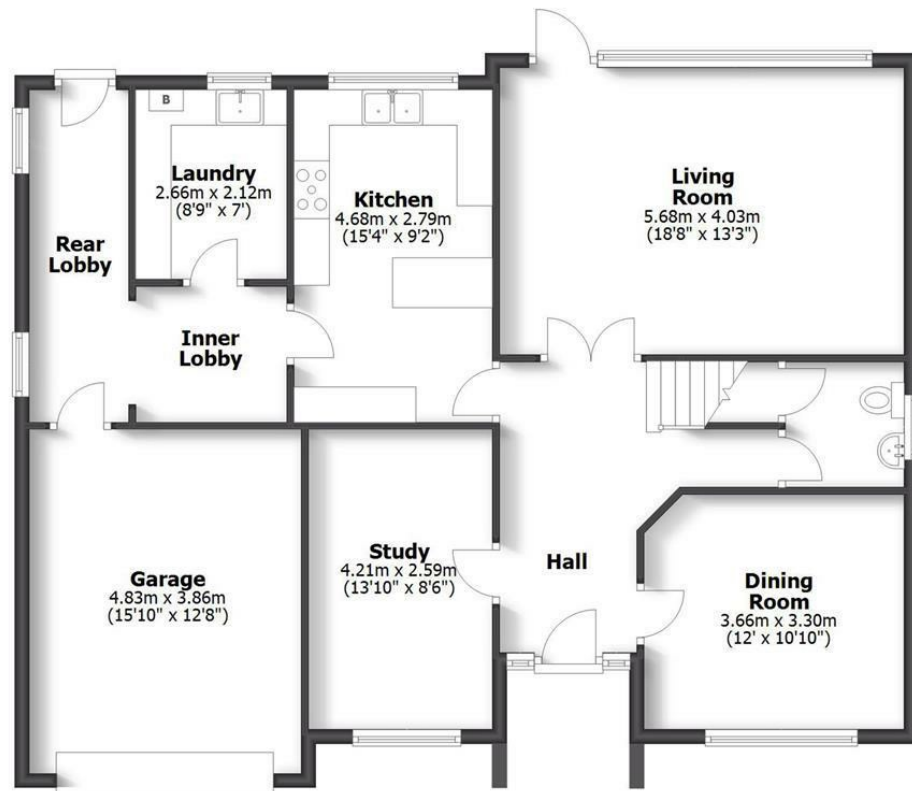
Offers Around
£675,000

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.



1 CASTLECROFT LANE CASTLECROFT



Ground Floor



First Floor

HOUSE: 200.7sq.m. 2161sq.ft.
GARAGE: 18.7sq.m. 201sq.ft.
TOTAL: 219.4sq.m. 2362sq.ft.

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

