



29 Windmill Lane, Castlecroft

THOMAS HARVEY
ESTATE AGENTS

Individually Designed Four Bedroom Detached Family House with Stunning Mature Large Garden

29 Windmill Lane, Castlecroft, Wolverhampton, WV3 8HJ
Offers In The Region Of: £475,000

Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: E
Total Floor Area: 1420.8sq feet (132.00sq meters) Approx.
No Upward Chain

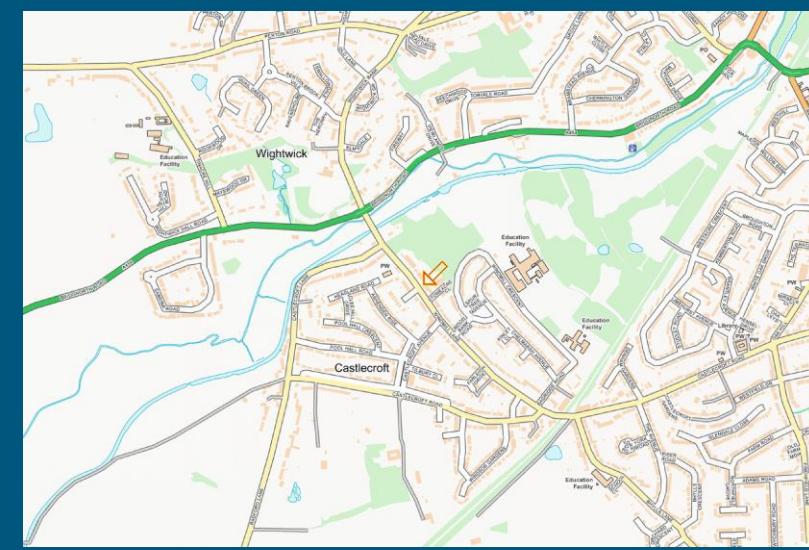
Situated in a popular residential area particularly convenient for the majority of amenities, this individually designed detached house is set well back from the road and offers extremely spacious living accommodation with a host of charming features throughout, together with scenic views over rear woodland.

Well maintained over the years to provide an excellent example of a family home, yet ideal for purchasers requiring a large detached house to restyle to own requirements. As the property occupies a wide plot, there is also ample provision on the rear & side of the property to extend the accommodation on both the ground and first floor levels (Subject to Planning Permission).

The gas centrally heated and double glazed interior includes porch to l-shaped entrance hall with feature stained glass picture window over the staircase, front sitting room, 20ft living room with dining area, breakfast kitchen and rear lobby with WC. On The first floor there are four bedrooms, shower room and separate WC. At the front of the property is a large driveway providing off road parking for several cars and with the added benefit of a garage. Set in a plot of approx. 0.2acres, the 100ft mature rear garden is certainly a special feature being fully stocked and providing a pleasant outlook whilst maintaining the maximum privacy.

Within walking distance of the majority of amenities including schools, shops & Smestow Valley Nature Park close by, viewing is strongly recommended to appreciate this exceptional example of a desirable family home.

Offered with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed leaded door and tiled flooring. **Entrance Hall:** Internal hardwood glazed door, radiator, coved ceiling and C-Shaped staircase to first floor with walk in cloaks cupboards below.

Sitting Room: 15'7" into bay (4.80m into bay) x 11'3" (3.47m)

York stone fireplace with marble hearth, radiator, coved ceiling and double glazed leaded bay window to front.

Living Room with Dining Area: 20'2" (6.18m) x 11'1" max (3.39m max)

Feature brick fireplace with stone hearth, gas fire and display niche, two radiators, wall light points, double glazed bow window to side and matching picture window with double doors to rear garden.

Breakfast Kitchen: 20'2" max (4.52m max) x 12ft max (3.66m max)

Fitted with a traditional suite of matching coloured units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, coved suspended wall cupboards, recess for double width range style cooker with matching extractor hood over, plumbing for dishwasher, gas fired central heating boiler, floor to ceiling built in cupboard, tiled splashbacks, tiled effect vinyl flooring and double glazed window to rear. An Internal double glazed door leads to:

Rear Lobby: Tiled flooring and double glazed PVC door to rear. **Fitted Cloakroom:** Low level WC, tiled flooring and double glazed window to side.

First Floor Galleried Landing: Stained glass leaded double glazed picture window to side and loft hatch.

Bedroom One: 12'1" (3.69m) x 11'4" (3.45m)

A Range of built in furniture including wardrobes, drawers, bedside tables & dressing area, radiator and double glazed leaded window to front.

Bedroom Two: 11'1" (3.37m) x 11'2" (3.41m)

Radiator and double glazed window to rear.

Bedroom Three: 12'10" (3.91m max) x 11'1" (3.37m)

Storage into eaves, radiator and double glazed leaded window to front.

Bedroom Four: 8'4" (2.55m) x 8'7" (2.61m)

Radiator and double glazed window to rear.

Shower Room: Fitted with a white suite comprising walk-in double shower, pedestal wash hand basin, radiator, part tiled walls, built in airing cupboard and double glazed window to side. **Separate WC:** Low level WC and double glazed window to rear.

Garage: 14'2" (4.35m) x 8ft (2.44m)

Power, lighting, double glazed window to side and side opening double garage doors.

Rear Garden: Enjoying a south east facing aspect and measuring at over approx.100ft long, the mature & fully stocked rear garden has paved patio overlooking the vast shaped lawn, flowering borders & islands with a variety of shrubs & trees, garden shed, separate timber storage outbuilding, surrounding hedging & fencing and a greenhouse with water facilities.



PROPERTY MISDESCRIPTION ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A buyer is advised to obtain verification from their solicitor or surveyor.
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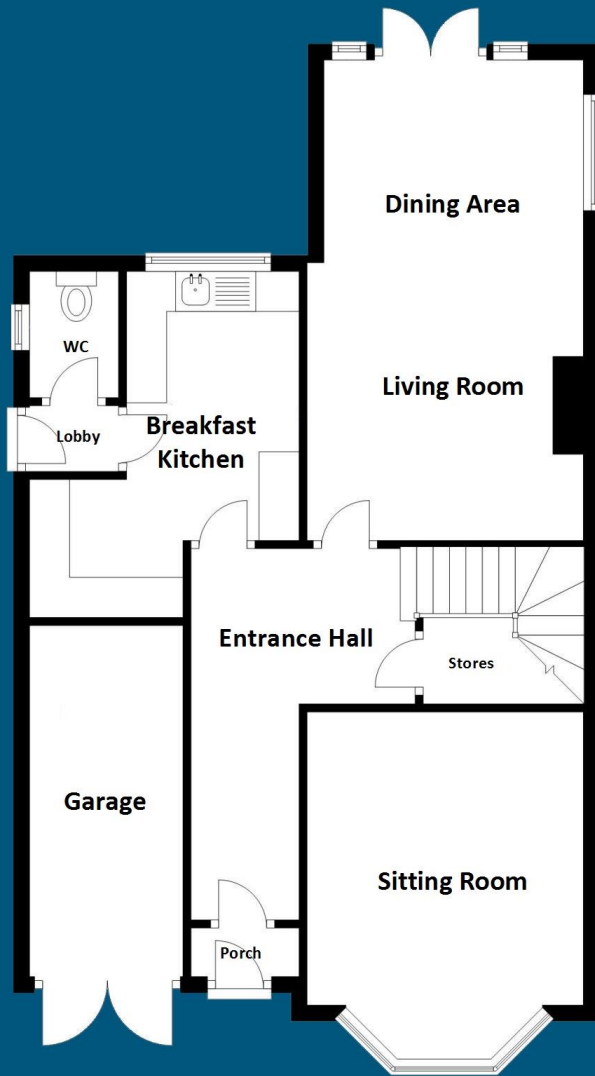






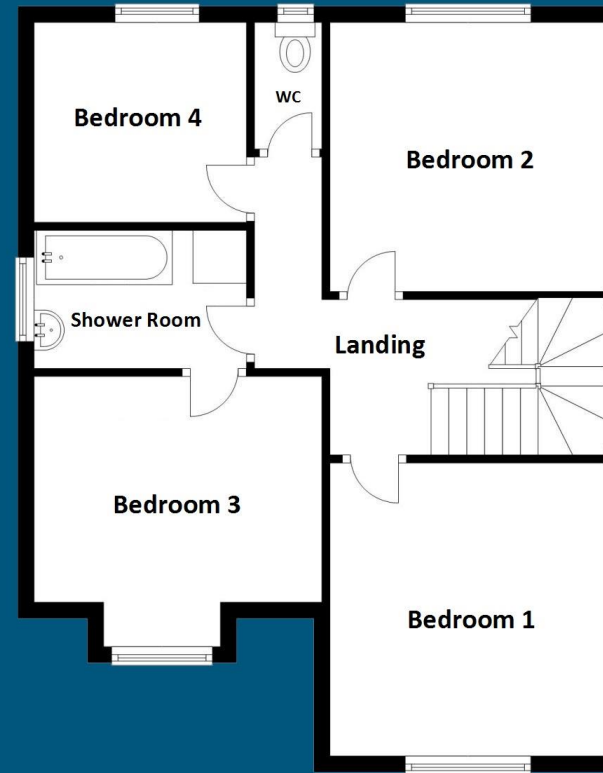






Ground Floor
 Approx.: 776.6sq feet (72.1sq meters)

**Total Floor Area: 1420.8sq feet
 (132.0sq meters) Approx.**



First Floor
 Approx.: 644.2sq feet (59.8sq meters)

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