



36 Windmill Crescent, Castlecroft

THOMAS HARVEY
ESTATE AGENTS

Three Bedroom Semi Detached Housing Occupying Good Sized Plot With Tremendous Potential To Restyle To Own Requirements

36 Windmill Crescent, Castlecroft, Wolverhampton, WV3 8HY
Asking Price: £250,000

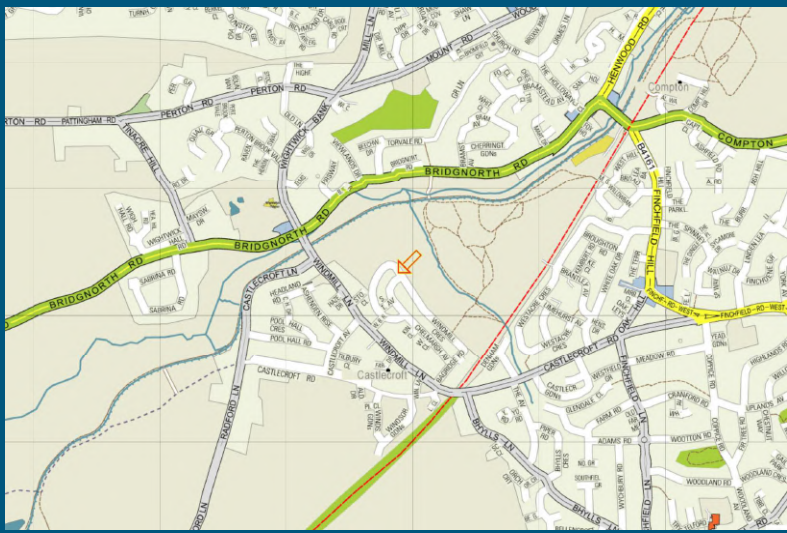
Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: D (62)
Total Floor Area: 1141sq feet (106.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

Situated in a popular residential area just off Windmill Lane and adjacent to open greenery and Staffordshire & Worcestershire Canal creating a most pleasant open outlook to the front, this deceptive semi-detached house occupies a generous corner plot providing an excellent opportunity for purchasers requiring a property to extend & restyle to own requirements (Subject to Planning Permission).

Although providing tremendous potential, the current owners have recently carried out a number of repairs including a new gas central heating system with several radiators, upgraded electrics and new modern family bathroom.

Originally designed to utilise the maximum space and measuring at approx. 1141sq feet, the accommodation includes reception porch to entrance hall, through living room at L-Shaped kitchen, fitted with a traditional suite. Adjacent is a rear lobby with stores room, utility, WC & internal access to the garage. Tremendous potential exist to reconfigure this area to create an open plan dining kitchen with family area (STPP). On the first floor there are three good bedrooms and new bathroom. The enclosed rear garden offers a pleasant setting with the benefit of a private side lawned area and at the front of the house is a double width driveway providing off road parking and leads to the garage.

Convenient for the majority of amenities including walking distance of excellent local schools (Smestow Academy & Castlecroft Primary School), popular shops at Windmill Lane Shopping Parade, local bus routes and Smestow Valley Nature Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC door and double glazed windows. **Entrance Hall:** Internal hardwood door, radiator and staircase to first floor.

Through Living Room with Dining Area: 21'4" (6.50m) x 9'10" (3.00m)

Black marble style fireplace & hearth with decorative surround, two radiators, glazed bow window to front and double glazed picture window to rear.

L Shaped Kitchen: 14'9" (4.50m) x 9'10" (3.00m)

Fitted with a traditional suite of matching units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, recess for gas cooker, plumbing for washing machine, built in airing cupboard, built in pantry & stores, double glazed window to rear and PVC double glazed door to:

Lobby: Walk in storage cupboard, separate WC, PVC door to rear and access to garage and **Utility: 6'7" (2.00m) x 5'1" (1.55m)**

Garage: 15'5" (4.65m) x 8'4" (2.55m)

Lighting with 'Up & Over' garage door.

First Floor Landing: Radiator, loft hatch and double glazed window to side.

Bedroom One: 12'2" (3.70m) x 8'10" (2.70m)

Two separate built in cupboards/wardrobes, radiator and double glazed window to rear.

Bedroom Two: 11'2" (3.40m) x 10'10" (3.30m)

Built in wardrobe, radiator and two double glazed window to front.

Bedroom Three: 9'2" (2.80m) x 8'2" (2.50m)

Radiator, laminate flooring and double glazed window to front.

Bathroom: 8'2" (2.50m) x 5'7" (1.70m)

Refitted with a modern white suite comprising P-Shaped panelled bath with shower unit & screen, vanity unit with storage & recessed WC, floor to ceiling built in cupboard housing wall mounted gas fired central heating boiler, part tiled walls, tiled effect vinyl flooring and double glazed window to rear.

Rear Garden: Mature and fully stocked with patio, lawn, flowering borders with a variety of shrubs & trees, additional side lawned area, surrounding fencing and hedging.

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.



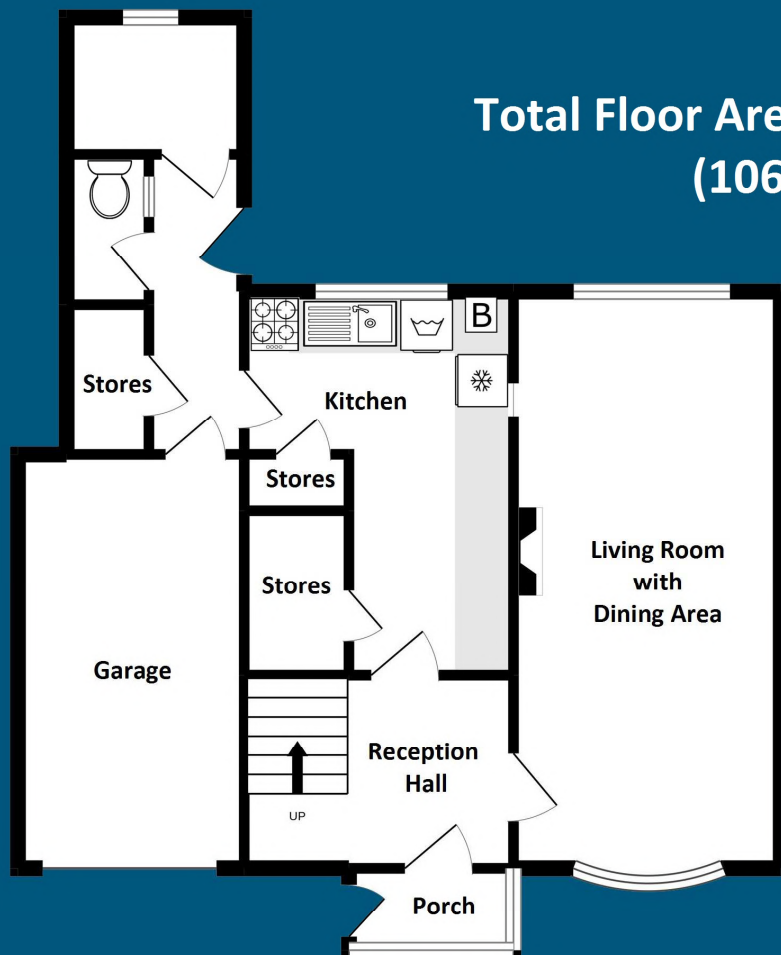






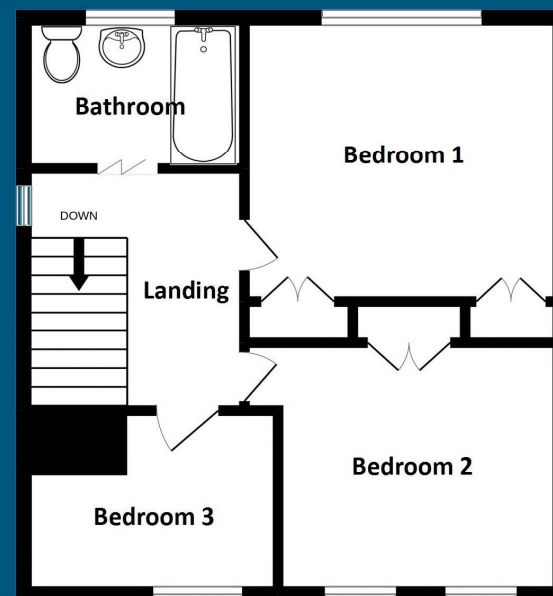


**Total Floor Area: Approx. 1141sq feet
(106.0sq metres)**



Ground Floor

Approx.: 700sq feet (65.0sq metres)



First Floor

Approx.: 441sq (41.0sq metres)

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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