



34 Windmill Crescent, Castlecroft

THOMAS HARVEY
ESTATE AGENTS

A Well Presented Three Bedroom Charming Semi Detached House Just Off Windmill Lane With Picturesque Views Over Adjacent Fields & Woodland

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

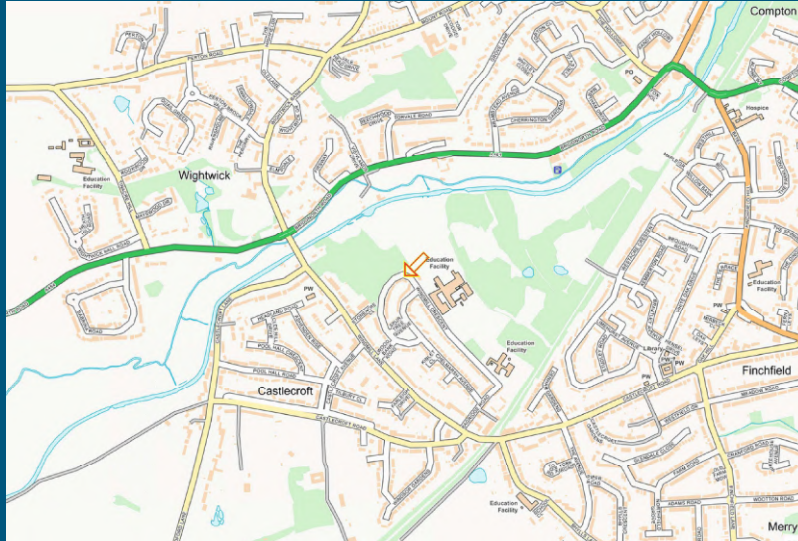
Tenure: Freehold
Council Tax: Band B - Wolverhampton
EPC Rating: C (73)
Total Floor Area: 980sq feet (91.0sq metres) Approx.
No Upward Chain

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 is ideal for purchasers requiring a charming home, ready to just move into!

Occupying a generous corner plot, 34 Windmill Crescent has been restyled in recent years to a most attractive standard providing a host of quality fittings throughout, whilst maintaining the charm & appeal of a character property.

Deceptive externally, viewing of the approx. 980sq ft. interior is essential to appreciate the spacious living accommodation which is stylishly appointed throughout. Having the benefit of gas central heating & double glazing, the accommodation includes entrance hall with stairs to first floor, a 21ft through living room with dining area and L-Shaped kitchen fitted with a light cream suite. Adjacent is a useful lobby providing through exterior access with the advantage of a useful storage room, utility cupboard and fitted cloakroom. There is of course potential to reconfigure this space to create an open plan dining kitchen (Subject to Planning Permission). On the first floor there are three good bedrooms and the bathroom is fitted with a heritage style white suite. The enclosed rear garden is neatly landscaped creating a most pleasant setting and has the use of a gravelled driveway at the side of the house.

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 within walking distance of popular attraction known as Smestow Valley Nature Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: 9'10" (3.00m) x 6'3" (1.90m)

Composite front door and double glazed circular insert, radiator, vinyl flooring, stairs to first floor and double glazed opaque window to side.

Through Living Room with Dining Area: 22'1" (6.75m max) x 10'4" (3.17m)

Radiator, open fireplace recess, Herringbone style parquet wood flooring, double glazed picture window to front and matching patio doors to rear garden.

L-Shaped Kitchen: 14'9" (4.50m max) x 10'0" (3.05m)

Fitted with a matching suite of light cream units comprising Belfast double sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, tiled splashbacks, recess & gas point for cooker, radiator, floor to ceiling built in cupboard, further storage cupboard under stairs, built in pantry with wall mounted gas fired central heating boiler, vinyl flooring and double glazed window to rear.

An internal double glazed opaque door leads to **Side lobby: 10'7" (3.28m max) x 6'7" (2.05m)** PVC double glazed doors to both front and rear. **Storage Room, Separate Utility Cupboard** with plumbing for washing machine and **Fitted Cloakroom** with low level WC and sink unit.

First Floor Landing: Double glazed opaque window to side and loft hatch with pull down ladder to partly boarded attic with lighting.

Bathroom: 8'3" (2.53m) x 5'5" (1.69m)

Fitted with a Heritage style white suite comprising panelled bath with power shower over & tiled walls with a white glazed brick style tile, wash hand basin, low level WC, radiator, patterned vinyl flooring and double glazed opaque window to rear.

Bedroom One: 12'2" (3.70m) x 10'10" (3.30m)

Radiator, floor to ceiling built in cupboard and two double glazed windows to front.

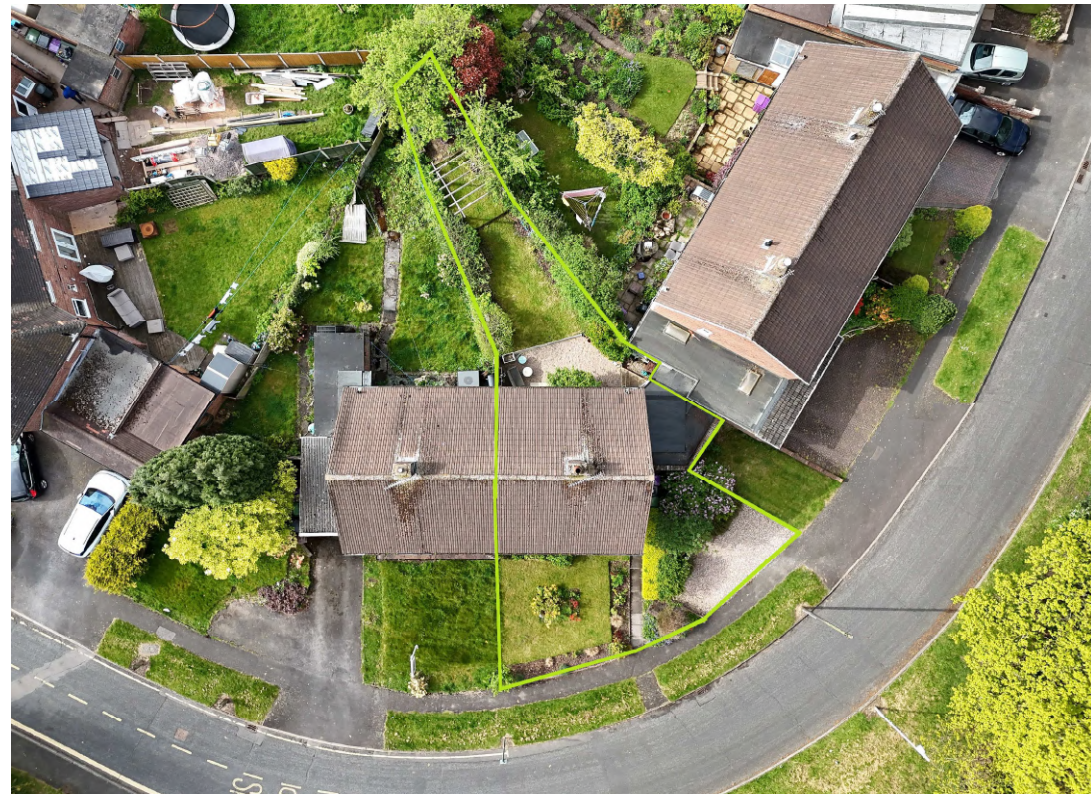
Bedroom Two: 12'2" (3.73m) x 8'6" (2.65m)

Radiator, floor to ceiling built in wardrobe, separate airing cupboard and double glazed window to rear.

Bedroom Three: 9'4" (2.85m) x 7'10" (2.40m)

Radiator and double glazed window to front.

Rear Garden: The enclosed rear garden has been neatly landscaped to provide a most pleasant setting and includes a full width gravelled terrace overlooking the shaped lawn, flowering borders with a variety of shrubs & trees, rear raised lawn with timber pergola & shed, surrounding hedging and exterior power supply.











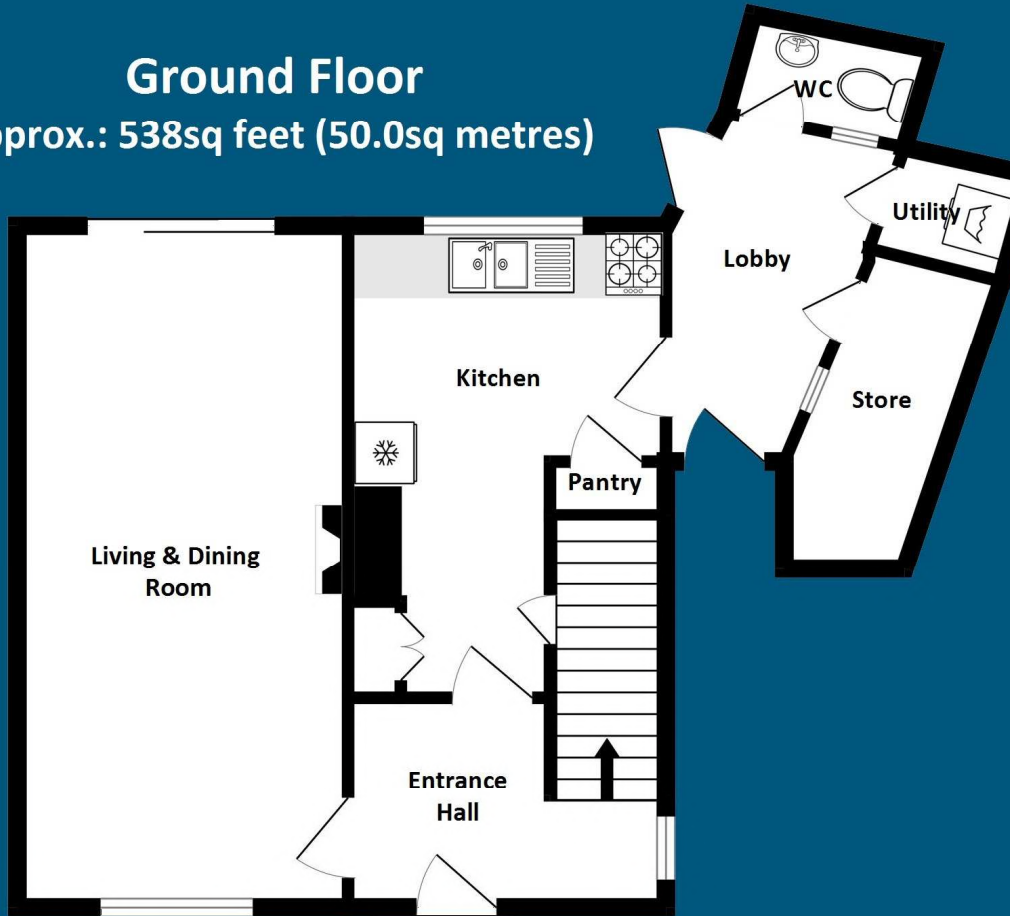






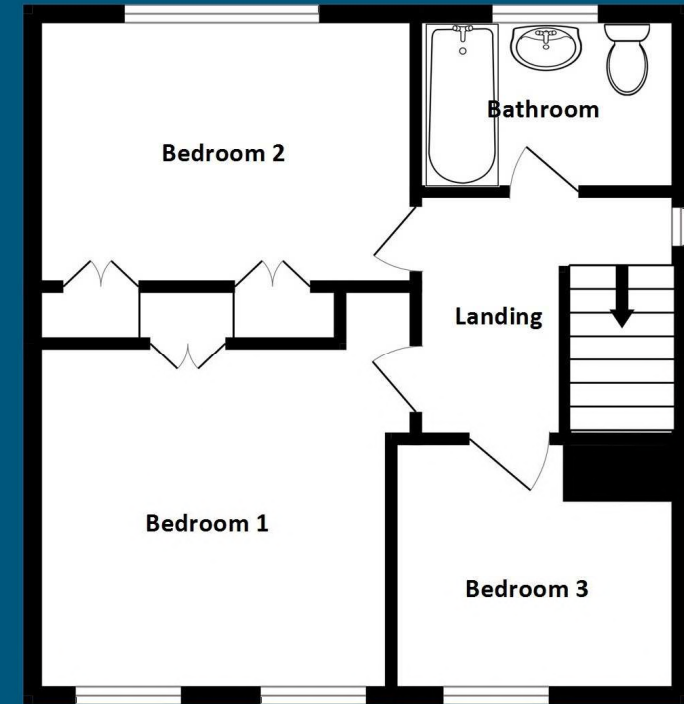
Ground Floor

Approx.: 538sq feet (50.0sq metres)



First Floor

Approx.: 441sq feet (41.0sq metres)



**Total Floor Area: 980sq feet
(91.0sq metres) Approx.**

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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