



*18 Pool Hall Crescent, Castlecroft*

**THOMAS HARVEY**  
ESTATE AGENTS

# An Extremely Deceptive & Well Presented Two Bedroom Mid Terraced House, Recently Restyled To Create A Stunning Family Home

**18 Pool Hall Crescent, Castlecroft, Wolverhampton, WV3 8LA**  
**Asking Price: £240,000**

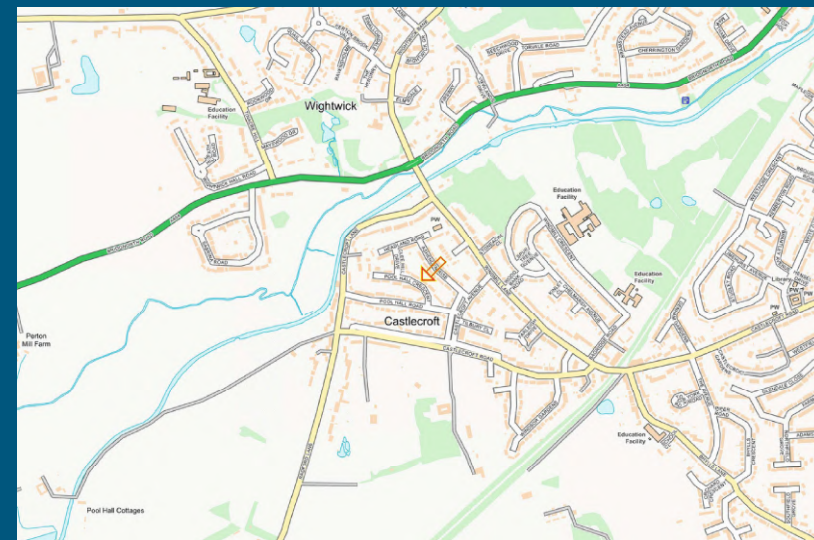
**Tenure: Freehold**  
**Council Tax: Band A- Wolverhampton**  
**EPC Rating: C (72) No: 0340-2021-8480-2804-8005**  
**Total Floor Area: 829sq.ft (77.0sq.m) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**

Occupying a choice position located just off Pool Hall Road and therefore in a very popular residential area, this deceptive mid terraced house has been extended and extensively restyled in recent years by the present owners to create a superb example of an attractive family house.

Without doubt, one of the finest examples of its type currently listed on the market, internal inspection is highly recommended to appreciate the design gone into creating such a smart interior, with a number of highly quality fittings throughout. With no expense spared, some of the features include new bathroom, neatly decorated throughout, quality carpets & flooring, new central heating system, a number of windows & doors and a stunning kitchen with useful utility adjacent.

Measuring at approx. 829 feet, the accommodation includes entrance hall with storage cupboard & staircase to first floor, a 21ft through living room with double doors to the rear garden and refitted kitchen which has been extended to create a useful utility/ breakfast area. On the first floor there are two double bedrooms, both with built in wardrobes and the bathroom is fitted with a luxury white suite. A unique selling point is certainly the enclosed rear garden which has been sympathetically landscaped to create a charming outlook and providing a most useable outdoor space.

Within walking distance of a large range of facilities including local schools in both sectors (Smestow & Castlecroft Primary School), Cricket & Rugby Clubs and of course Windmill Lane shopping parade with the amenities therein, the gas centrally heated and double glazed accommodation further includes:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall: 8'10" (2.70m) x 8'6" (2.60m)**

PVC front door with double glazed opaque window, radiator, coved ceiling, stone styled tiled flooring and L-Shaped staircase to first floor with built in storage below.

**Living Room: 21ft (6.40m into Bay) x 10'6" (3.20m)**

White vertical radiator, wall light points, coved ceiling, double glazed bay window to front and matching French doors to rear garden.

**Kitchen: 9'8" (2.95m) x 8'6" (2.60m)**

Fitted with a new luxury suite comprising white ceramic 1½ drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with laminate worktops & matching splashbacks, suspended wall cupboards, built in appliances include 4- gas hob with extractor hood over & built in twin Lamona electric oven, recess for under counter fridge & freezer, radiator, LED strip light, stone style tiled flooring and double glazed window to rear.

Open archway to: **Utility Area: 14'1" (4.30m) x 4'11" (1.50m)**

Suspended wall cupboard, laminate worktop, recess & plumbing for washing machine & dryer, radiator, wall mounted gas fired central heating boiler, stone style tiled flooring, PVC double glazed opaque door to side alley and matching window & door to rear garden.

**First Floor Landing:** Loft hatch, coved ceiling and floor to ceiling built in airing cupboard.

**Bedroom One: 16'5" (5.00m) x 9ft (2.75m)**

Full width built in floor to ceiling wardrobes, separate built in cupboard/wardrobe, radiator, wall light points and two double glazed windows to front.

**Bedroom Two: 10'6" (3.20m) x 10'2" (3.10m)**

Built in wardrobe/ cupboards, Radiator, wall light points and double glazed window to rear.

**Bathroom: 8'4" (2.55m) x 6'5" (1.95m)**

Refitted with a modern white suite comprising P-Shaped bath with shower unit & screen, vanity unit with recessed WC, chrome heated towel rail, recessed ceiling spotlights, part tiled walls, laminate effect vinyl flooring, extractor fan and double glazed opaque window to rear.

**Rear Garden:** The approx. 55ft long rear garden has been neatly landscaped to provide a most charming setting and also a useful useable outdoor space with paved patios, tiered lawn & terraces, gravelled borders with a variety of shrubs & trees, garden shed and surrounding fencing.

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.







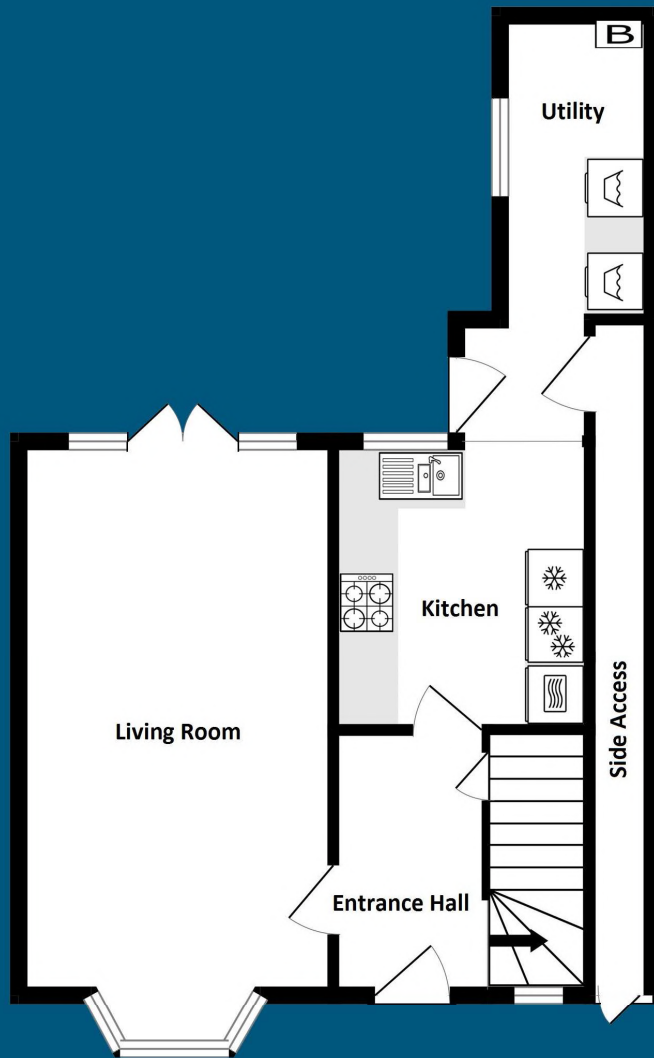








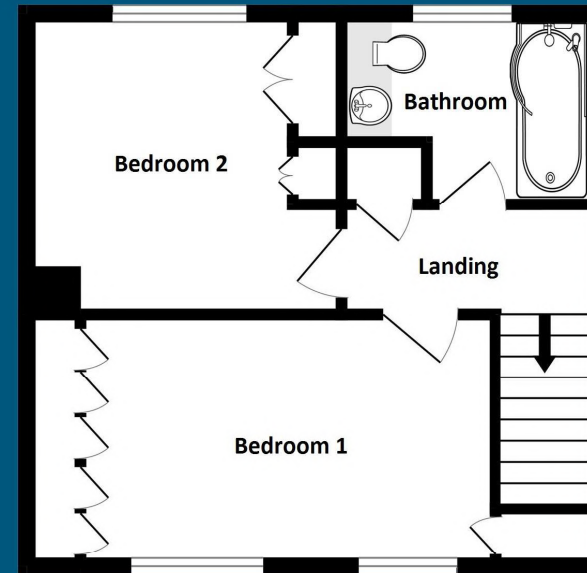




## Ground Floor

Approx.: 463sq feet (43.0 sq metres)

**Total Floor Area: 829sq.ft  
(77.0sq.m ) Approx.**



## First Floor

Approx.: 366sq feet (34.0 sq 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.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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