



27 Windmill Lane, Castlecroft

THOMAS HARVEY
ESTATE AGENTS

*A Most Attractive & Restyled Four Bedroom Detached Family House,
Having Been Extensively Extended To Create A Fantastic Ground Floor
Open Plan Living Area. A Superb Example Of Its Type!*

27 Windmill Lane, Castlecroft, Wolverhampton, WV3 8HJ

Asking Price: £550,000

Tenure: Freehold

Council Tax: Band E - Wolverhampton

EPC Rating: D (68) No: 6134-2228-8400-0712-1226

Total Floor Area: 1862sq.ft. (173.0sq m) Approx.

Services: We are informed by the Vendors that all main services are installed

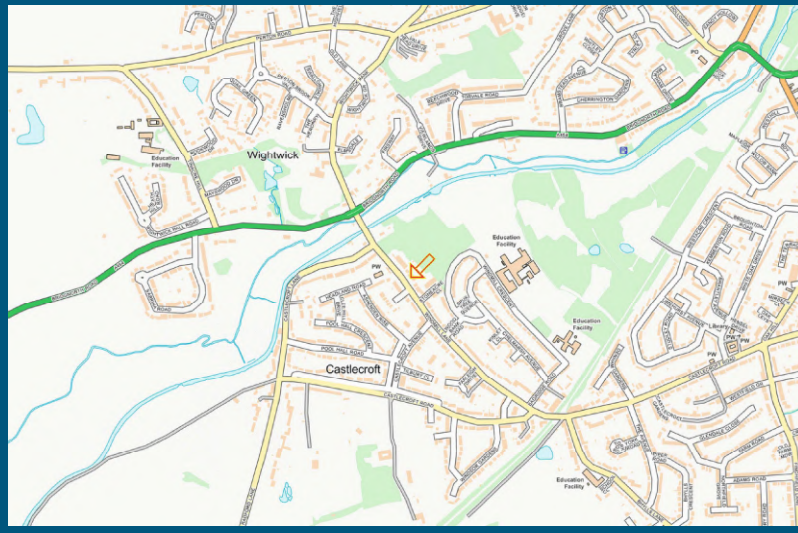
Situated in a highly sought after residential area in Wolverhampton and adjacent to green woodland and Staffordshire & Worcestershire Canal, creating a most pleasant setting, this distinctive and most attractive detached property has been sympathetically extended & remodelled in recent years to a superior specification providing a beautifully presented interior yet maintaining the charm and appeal of a period property.

With no expense spared in the restyling, 27 Windmill Lane is a first class example of its type with viewing essential to comprehend the surprisingly spacious extended living accommodation. At a generous approx. 1862sq.feet, the stylishly appointed interior includes many impressive features including quality carpets & flooring, trendy & grand décor throughout, a number of external doors & double glazed windows including roof lanterns & twin bifold doors, luxury bathroom and a spectacular bespoke full width open plan kitchen with dining area and leads into the 23ft living room.

Thoughtfully designed, the versatile interior offers outstanding living accommodation ideal as a family house and now includes reception hall with a number of storage rooms/ cupboards, home office, fitted cloakroom and front lounge. The 24ft wide open plan kitchen is fitted with a stunning suite, having a range of built in appliances, central island/ breakfast bar and internal bifold doors to the large living room. This fantastic open space is perfect for entertaining large families & guest, or could be closed off to provide separate living areas. The ground floor also includes a utility room providing side access. From the reception hall, a C-Shaped staircase leads to the first floor, having a feature stained glass leaded picture window over. Here there are four double bedrooms and a luxury bathroom. At the front of the property is a screened driveway providing ample off road parking. The rear garden is also a notable selling point, at approx. 90ft long, the garden has been thoughtfully landscaped to provide a beautiful outdoor space, yet maintaining the maximum privacy and of course backs onto woodland.

Although set in a rural aspect, with views towards Wightwick Manor, Windmill Lane is still extremely 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.

Internal inspection is highly recommended to appreciate this most individual property being a superb example of its type and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: 14'1" (4.30m) x 4'3" (1.30m)

External hardwood stained glass leaded front door, covered radiator, coved ceiling, engineered wood flooring and C-Shaped staircase to first floor with **Under stairs Cupboard:** Double glazed leaded side window and plumbing for washing machine.

Home Office: 7'10" (2.40m) x 7'3" (2.20m)

Radiator, laminate flooring, coved ceiling and double glazed leaded window to side.

Stores Room: 7'10" (2.40m) x 3'3" (1.00m)

Recessed ceiling spotlights, coved ceiling, plumbing for washing machine and ceramic tiled flooring.

Fitted Cloakroom: 7'10" (2.40m) x 3'3" (1.00m)

Fitted with a white Heritage style suite with low level WC, sink unit, part tiled walls, coved ceiling, ceramic tiled flooring with under floor heating and double glazed leaded opaque window to side.

Lounge: 15'5" (4.70m into bay) x 11'2" (3.40m)

Open fireplace with decorative surround, radiator, coved ceiling, engineered wood flooring and double glazed leaded bay window to front.

Open Plan Dining Kitchen: 24'3" (7.40m max) x 17'9" (5.40m max)

Fitted with a matching suite of bespoke light coloured units comprising a range of built in base cupboards & drawers, coved suspended wall cupboards with under lighting, granite worktops, contrasting central island with breakfast bar, 1½ drainer sink unit with mixer tap & dishwasher, a range of built in appliances include twin Neff 'hide & slide' double electric oven with 12 cooking functions & warming drawer below, 5-ring induction hob with extractor hood over, Bosch fridge & freezer, concealed breakfast cupboard with lighting, two white period style radiators, coved ceiling, pitched slim line roof lantern, Karndeian herringbone flooring, double glazed opaque leaded windows to both sides and internal hardwood bifold doors lead to:

Living Room: 22'8" (6.90m) x 14'5" (4.40m)

A feature Element4 limestone fireplace with a black glass interior, Karndeian herringbone flooring, central pitched roof lantern and two sets of double glazed bifold doors to rear garden.

Utility: 7'10" (2.40m) x 6'3" (1.90m)

Fitted with a matching suite to match the kitchen including base cupboards with granite worktops, sunken single drainer sink unit & stainless steel mixer tap, suspended wall cupboards with display lighting & shelving, concealed plumbing & recess for both washing machine & tumble dryer, coved ceiling, Karndeian herringbone flooring and double glazed opaque door to side.

First Floor Landing: Loft hatch with pull down ladder, coved ceiling, part panelled walls and large double glazed leaded opaque picture window to side.

Bedroom One: 15'1" (4.60m into bay) x 11'2" (3.40m)

Radiator, coved ceiling and double glazed leaded bay window to front.

Bedroom Two: 13'1" (4.00m into bay) x 12'1" (3.90m)

Radiator, coved ceiling and double glazed leaded bow window to front.

Bedroom Three: 11'2" (3.40m max) x 11'2" (3.40m)

Radiator, coved ceiling and double glazed leaded window to rear.

Bedroom Four: 12'6" (3.80m) x 8'6" (2.60m)

Radiator, coved ceiling and double glazed leaded window to rear.

Bathroom: 9'6" (2.90m) x 5'7" (1.70m)

Fitted with a luxury white suite comprising freestanding cast-iron bath with shower spray, corner shower enclosure with overhead rainfall shower head & separate spray, pedestal wash hand basin, high level WC, part tiled walls, coved ceiling, ceramic tiled patterned flooring with underfloor heating, extractor fan and double glazed leaded opaque window to side.

Garage Stores: 7'10" (2.40m) x 2'11" (0.90m)

Rear Garden: Neatly landscaped to provide a most picturesque setting yet useable outdoor space, at approx. 90ft long, the garden includes a full width terrace with porcelain tiles & timber sleepers, shaped lawn with flowering borders, corner rockery with brick wishing well, rear separate garden with second paved terrace, lawn, a variety of shrubs & trees, garden shed and surrounding 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.





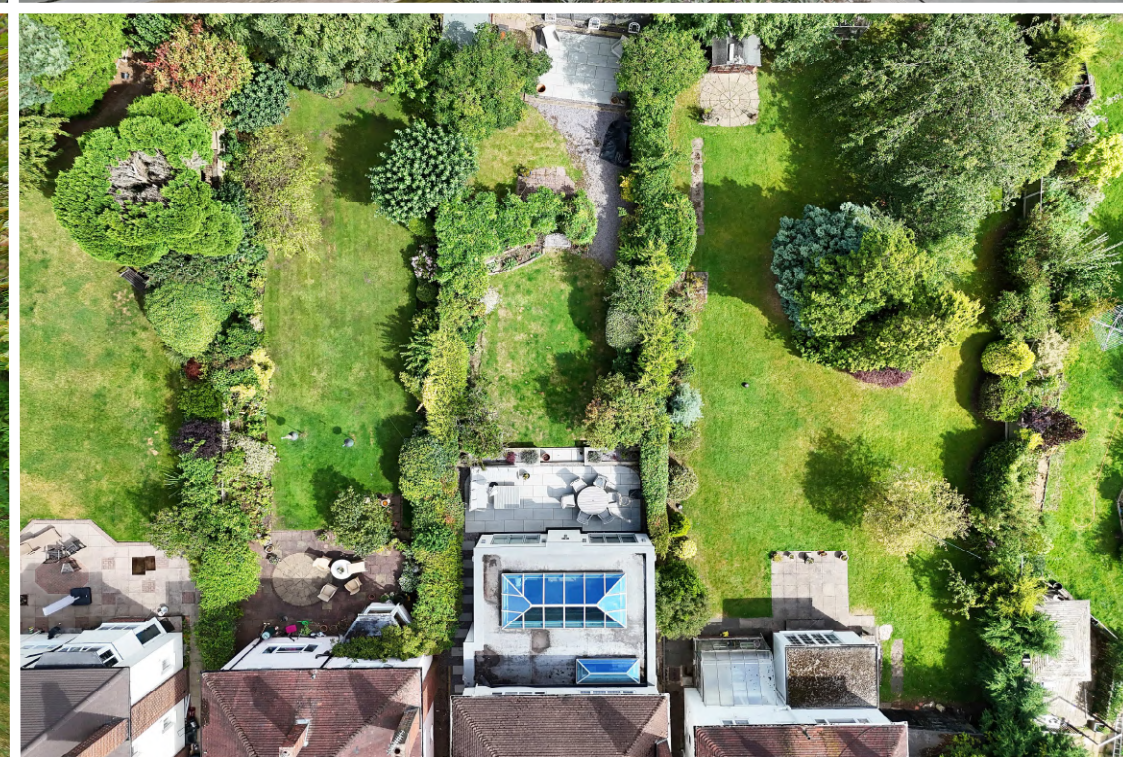


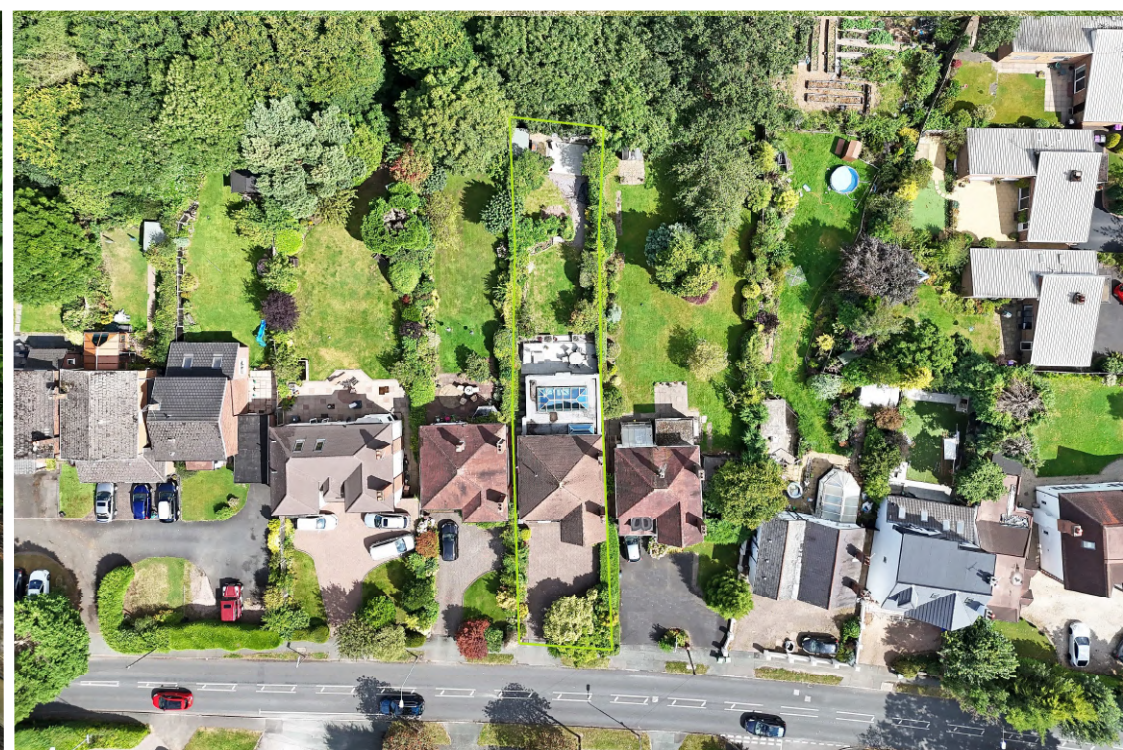
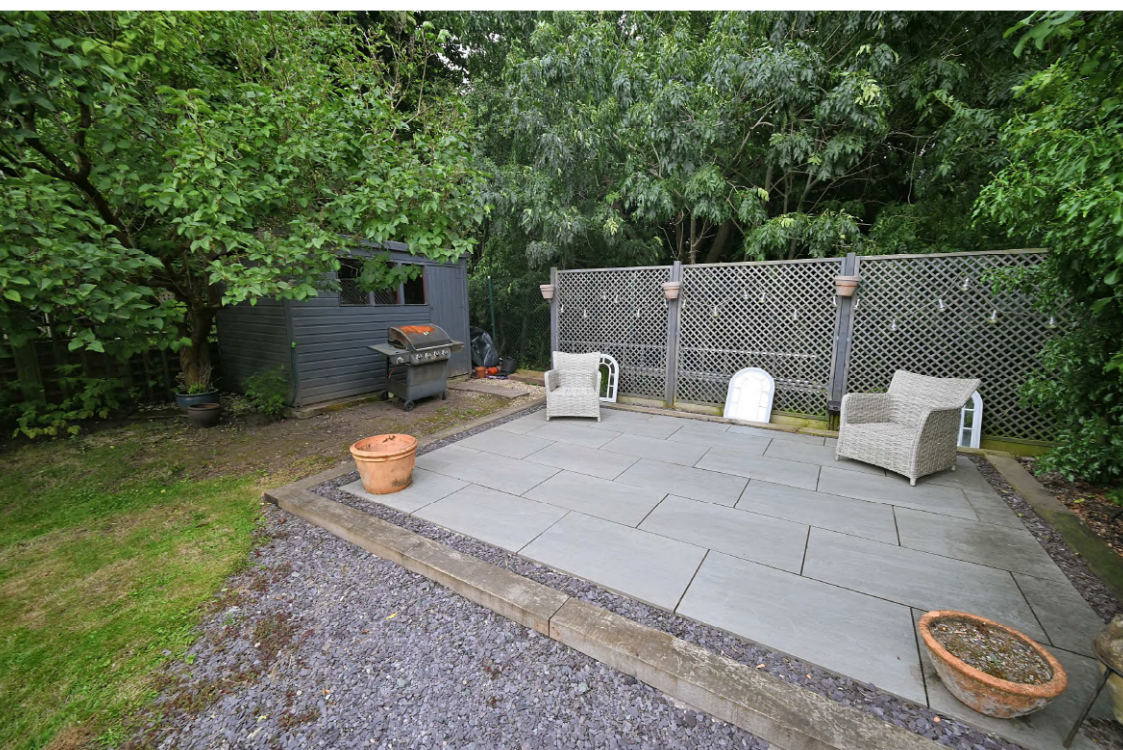




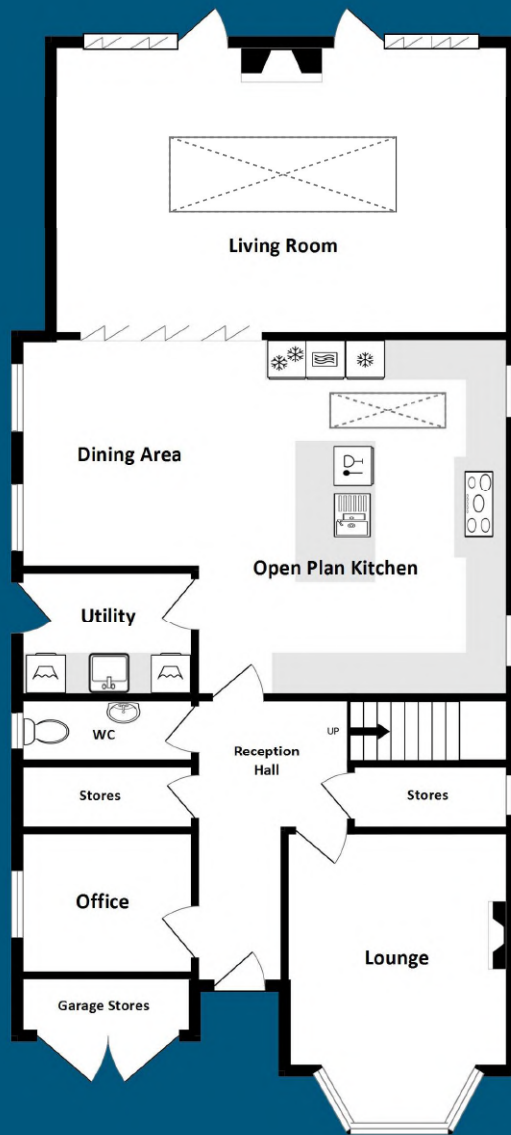






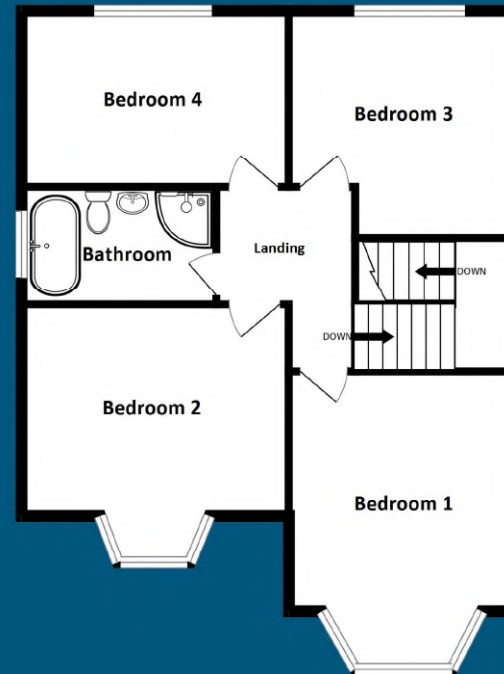






Ground Floor
Approx.: 1163sq. ft. (108.0sq.m)

Total Floor Area: 1862sq.ft
(173.0sq.m) Approx.



First Floor
Approx.: 700sq. ft. (65.0sq.m)

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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