



32 Ashenden Rise, Castlecroft.

A Deceptive Three Bedroom Semi Detached House In A Favoured Location Of Castlecroft. Ideal For Buyers Requiring A Home To Restyle To Own Requirements!

32 Ashenden Rise, Castlecroft, Wolverhampton, WV3 8LE
Asking Price: £230,000

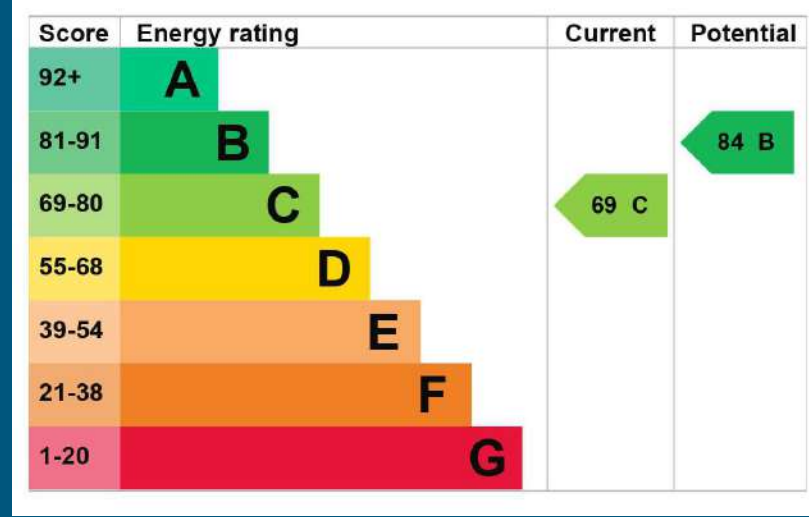
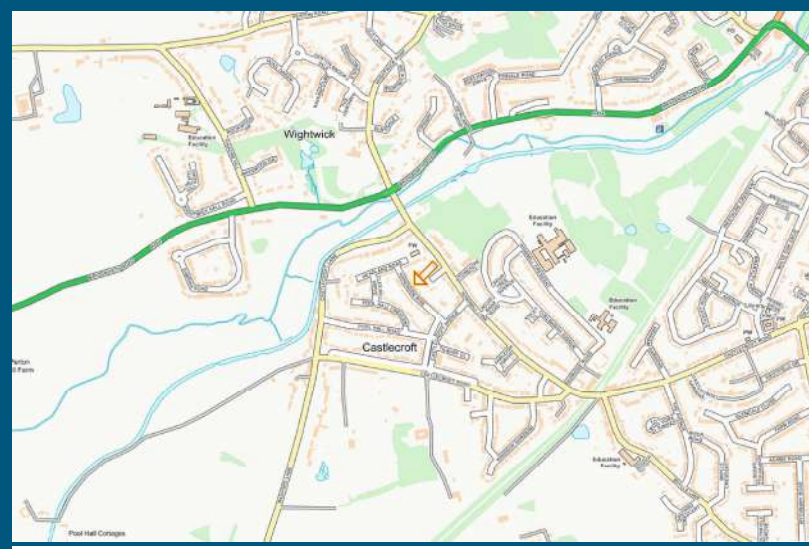
Tenure: Freehold
Council Tax: Band B
EPC Rating: C (69) No: 8616-7625-4120-8499-1996
Total Floor Area: 1033sq feet (96.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

Situated in a popular residential area just off Castlecroft Avenue and therefore having a vast range of facilities close by, this deceptive semi-detached house is an excellent example of its type and ideal for buyers looking for a property to restyle to own requirements.

Originally constructed to a well-planned and spacious design, the accommodation includes side porch leading to entrance hall with stairs to the first floor, front L-Shaped living room and traditional kitchen with pantry. On the first floor there are three bedrooms, with two being of a particular good size and the bathroom has been refitted with a shower room suite. At the front of the property is a driveway providing ample off road parking and provides access to the rear garden. The mature & fully stocked rear garden further compliments the house, providing a pleasant setting whilst offering useful outdoor space. There is also the benefit of brick outbuildings, two storage rooms and gardeners WC, which could of course be converted into a multitude if purposes (Subject to Planning Permission).

Although creating a peaceful & rural setting, Ashenden Rise is still 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 the popular attraction known as Smestow Valley Nature Park. Wolverhampton Rugby Club is also very close by, together with Wightwick & Finchfield Cricket Club.

With viewing highly recommended to appreciate the opportunity this property has to offer, the gas centrally heated & double glazed accommodation further comprises:



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Porch: Double glazed leaded doors to front and rear with tiled flooring. **Entrance Hall:** 12'7" (3.87m) x 6'5" (1.99m) Internal hardwood leaded opaque door, radiator, L-Shaped staircase to first floor, built in cloaks cupboard housing meters and double glazed opaque picture window to side.

Living Room: 17'9" (5.46m) x 16'2" (4.94m max into bay)

Granite style fireplace & hearth with electric coal effect fire, radiator, wall light points, coved ceiling and double glazed bow window to front with matching side window.

Breakfast Kitchen: 11'2" (3.41m) x 10'8" (3.31m)

Fitted with a traditional suite of wood units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, wall mounted gas fired Worcester central heating boiler, radiator, recess & gas point for cooker, plumbing for washing machine, built in pantry and double glazed window to rear with matching PVC opaque leaded door.

First Floor Landing: Electric wall heater, loft hatch and built in double glazed opaque window to side.

Shower Room: 6'8" (2.09m max) x 6'3" (1.93m)

Fitted with a white suite comprising corner shower enclosure, low level WC, vanity unit, tiled walls, laminate effect vinyl flooring and double glazed opaque window to rear.

Bedroom One: 12'7" (3.86m) x 10'9" (3.32m max)/ 9'1" (2.79m min)

Radiator, built in wardrobe and double glazed windows to front & side.

Bedroom Two: 10'8" (3.30m) x 10'7" (3.27m)

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

Bedroom Three: 8'6" (2.63m) x 8'5" (2.59m)

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 with steps to upper lawn with further paved paths, flowering borders with a variety of shrubs & trees, surrounding fencing, greenhouse, screened pergola/ seating area and brick outbuildings with two storage spaces and an outside WC.



**Total Floor Area: 1033sq feet
(96.0sq metres) Approx.**

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.



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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