



26 Windsor Gardens, Castlecroft

THOMAS HARVEY
ESTATE AGENTS

A Well Presented Four/ Three Bedroom Semi Detached House In A Favoured Select Cul-De-Sac In Castlecroft And A Superb Example Of Its Type With Views Over Woodland & Staffordshire Railway Walk At Rear.

26 Windsor Gardens, Castlecroft, Wolverhampton, WV3 8LY

Asking Price: £295,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: D (58) No: 2564-4121-8582-2611-2168

Total Floor Area: 1119.1 sq. feet (104.0 sq. metres) Approx.

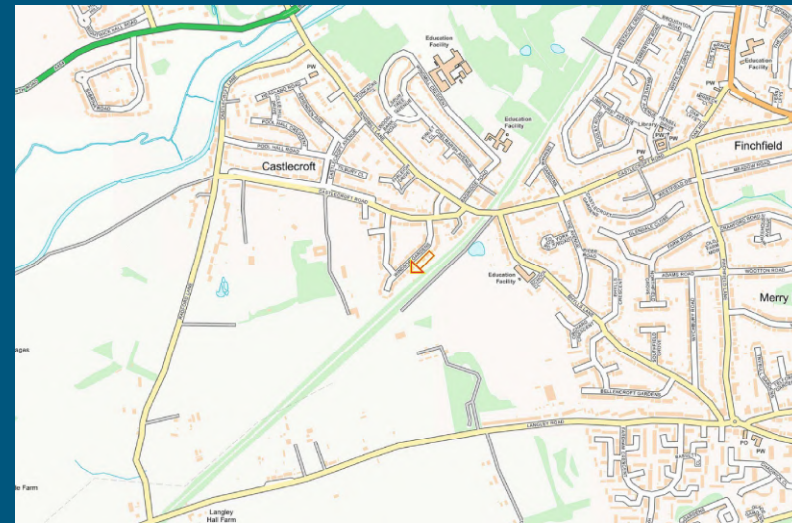
Services: We are informed by the Vendors that all main services are installed

Situated in a popular residential area just off Castlecroft Road and occupying a prominent position in this select cul des with 180° views at rear over woodland and South Staffordshire Railway Walk, this deceptive semi-detached house has been extended & well maintained over the years to create an excellent example of its type with internal inspection a must!

Deceptive externally, viewing of the approx. 1119.1sq ft. interior is essential to appreciate the spacious living accommodation which is well presented throughout, yet ideal for buyers requiring a home, to restyle to own requirements. Having the benefit of gas central heating & double glazing, the accommodation includes entrance hall with stairs to first floor, a 22ft open plan living room with dining area, having sliding doors open onto the garden and a great place to entertain large families & guest. At the front of the house is the breakfast kitchen, fitted with a traditional cream suite and provides internal access to the tandem garage. 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 bedrooms and the bathroom is fitted with a traditional light coloured suite. A further staircase from the landing leads to the second floor, which this space could be used for a multitude of purposes i.e. home office, guest bedroom etc. At the front of the house, there is a driveway providing off road parking, which could easily be converted to create a double width driveway and of course leads to the garage. As No 26 sits in a generous plot of approx. 3,904.3sq feet, the south facing rear garden is certainly a special feature of the house, being mature and fully stocked with a scenic aspect at the rear, creating a most relaxing setting.

Although creating a peaceful & rural setting, Windsor Gardens is also convenient for the majority of amenities having local shops at Windmill Lane Shopping Parade, favoured schooling in both sectors and adjacent to the grounds of Wolverhampton Rugby Club, together with Wightwick & Finchfield Cricket Club. Wolverhampton City centre is also an easy commute, with a number of local bus routes and less than 2.5 miles away.

Convenient for the majority of amenities including walking distance of excellent local schools (Smestow Academy, Castlecroft Primary School & Bhylls Acre Primary School are all within walking distance), popular shops at Windmill Lane Shopping Parade, local bus routes and within walking distance of popular attraction known as Smestow Valley Nature Park. Offered with no upward chain, this delightful property further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed leaded opaque door with matching side window, radiator and C-Shaped staircase to first floor with built in cloaks cupboard below.

Open Plan Living Room & Dining Room: 21'1" (6.44m) x 18'7" (5.66m)

Living Room: Feature brick fireplace & tiled hearth with matching display niches & electric fire, wall light points, skirting heating, coved ceiling and open archway to: **Dining Room:** Skirting heating, coved ceiling and double glazed sliding doors to rear garden with matching side window.

Breakfast Kitchen: 11'8" (3.55m) x 10'5" (3.16m)

Fitted with a matching suite of traditional cream coloured units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with matching breakfast bar, 1½ drainer ceramic sink unit with mixer tap, built in Hotpoint electric oven with combination oven oven-grill over, 4-ring gas hob with concealed extractor hood over, plumbing for washing machine, recess for fridge, built in pantry, tiled flooring and double glazed leaded bow window to front. Internal access to:

Garage: 23'10" (7.26m) x 8'7" (2.62m)

Side opening garage doors, power, lighting, wall mounted gas fired Worcester central heating boiler and PVC double glazed opaque door to rear with matching side windows.

First Floor Landing: Floor to ceiling built in cupboards and further staircase to top floor.

Bedroom One: 12ft (3.67m) x 11'1" (3.38m)

Built in furniture including mirrored double wardrobes, drawers & dressing area, radiator and double glazed window to rear.

Bedroom Two: 11'10" (3.61m) x 9'5" (2.87m)

Built in furniture including double mirrored wardrobes, drawers, dressing area & bedside table, radiator and double glazed window to front.

Bedroom Three: 8'5" (2.58m) x 8'4" (2.55m)

Radiator and double glazed window to rear.

Bathroom: Fitted with a traditional suite comprising panelled bath with electric wall mounted shower, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled walls, laminate effect flooring and double gaze opaque window to front

Top Floor landing: Built in storage into eaves and double glazed window to rear.

Home Office/ Guest Bedroom: 15'3" (4.64m) x 9'8" (2.95m)

Storage into eaves and double glazed windows to rear.

Rear Garden: Enjoying a south facing aspect, the mature & fully stocked rear garden is neatly landscaped to provide a most tranquil and green setting with views over woodland at rear. The garden includes a full width paved patio, 80ft long lawn with side path and shaped flowering borders with a variety of shrubs & trees, 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.









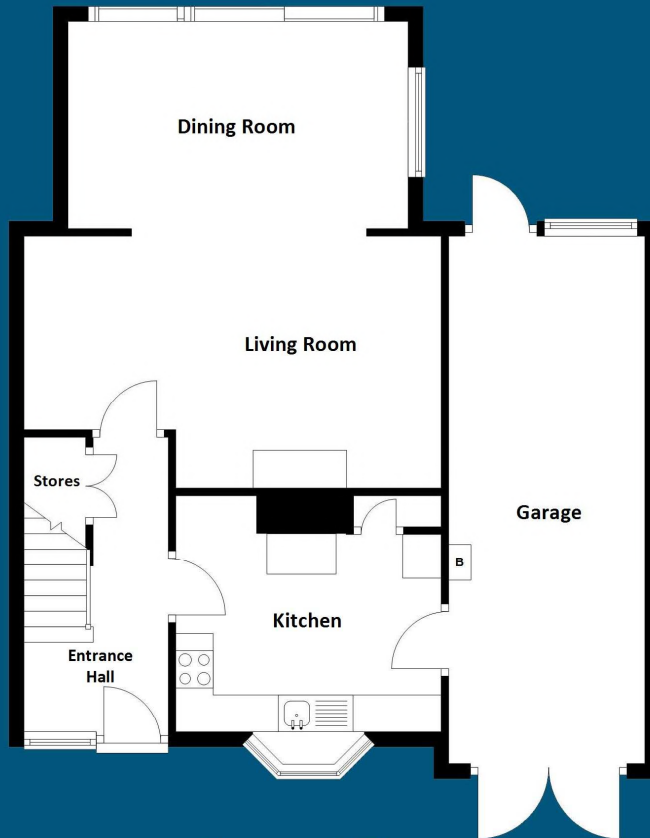




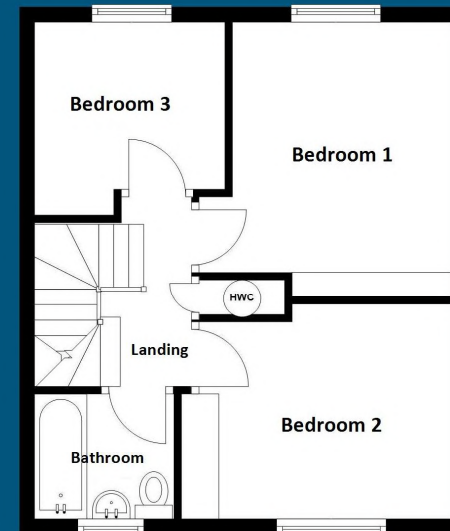




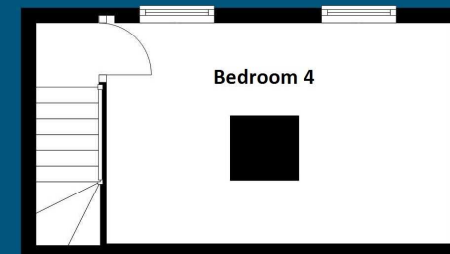
**Total Floor Area: 1119.1sq feet
(104.0sq metres) Approx.**



Ground Floor
Approx.: 543.3sq feet
(50.5sq metres)



First Floor
Approx.: 398.5sq feet
(37.0sq metres)



Second Floor
Approx.: 177.4sq feet
(16.5sq 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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