



155 Castlecroft Road, Castlecroft

THOMAS HARVEY  
ESTATE AGENTS



*A Two Bedroom Detached Bungalow In Favoured Residential Area Of Castlecroft With A 115ft Long Mature Rear Garden & Offering Tremendous Potential To Extend, Reconfigure & Restyle To Own Requirements!*

**155 Castlecroft Road, Finchfield, Wolverhampton, WV3 8LU**

**Asking Price: £220,000**

**Tenure: Freehold**

**Council Tax: Band C – Wolverhampton**

**EPC Rating: F (30) No: 0350-2994-1470-2225-8871**

**Total Floor Area: 840.1sq feet (78.1sq metres) Approx.**

**No Upward Chain**

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

**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

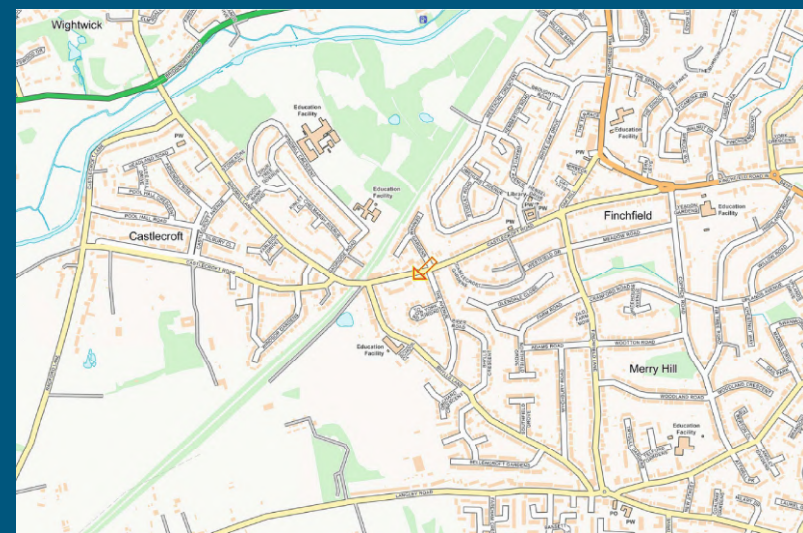
**Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have likely coverage outdoor.**

Occupying a choice position in a favoured residential area, screened & set well back form the road, this individually designed detached bungalow offers tremendous potential for buyers requiring a property to restyle, extend & reconfigure to own requirements.

Although in need of refurbishment throughout, No 155 was originally constructed to a well-planned design utilising the maximum space. With a floor area of approx. 840.1sq feet, the accommodation includes entrance hall, the choice to two bedrooms, front living room, shower room and separate dining room. The kitchen includes a walk in pantry and sun room adjacent. At the front of the bungalow is a driveway providing ample off road parking and screened from the main road. The mature rear garden is usually large at approx. 115sq feet long and enjoys a south facing aspect. Again, there is capacity to utilise the large outdoor space to construct a detached garage or extend the rear accommodation (Subject to Planning Permission).

Within easy walking distance of Castlecroft & Merry Hill Shopping parade with the amenities therein, Castlecroft Road is also extremely convenient for a number of schools in both sectors and the city centre is approx. 2miles away.

Offered with No Upward Chain & with early interest highly recommended as not to lose out of this fantastic opportunity, the accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 30 F    |           |
| 1-20  | G             |         |           |



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**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**

**Entrance Hall:** Hardwood opaque glazed front door, radiator, coved ceiling and loft hatch.

**Living Room: 11'11" (3.63m) x 11'9" (3.57m)**

Gas fire, radiator, coved ceiling, wall light points and glazed windows to front & side.

**Bedroom One: 12ft (3.66m) x 12ft (3.65m)**

Radiator, gas fire, coved ceiling and glazed window to front.

**Shower Room: 6' (1.83m) x 9'11" (3.02m)**

Fitted with a traditional suite comprising open shower, low level WC, vanity unit, radiator, part tiled walls, airing cupboard and opaque window to side.

**Bedroom Two: 12' (3.66m) x 10' (3.06m)**

Radiator and glazed window to rear.

**Dining Room: 8'10" (2.70m) x 7'5" (2.26m)**

Radiator and glazed window to rear.

**Kitchen: 12' (3.66m) x 9'11" (3.02m)**

Fitted with base cupboards & drawers, tiled worktops, stainless steel single drainer sink unit, gas point for cooker, radiator, built in pantry, tiled effect vinyl flooring and glazed window to side with internal hardwood door to:

**Sunroom: 6'6" (1.98m) x 7'1" (2.15m)**

Built in storage cupboard and PVC double glazed door and picture window.

**Rear Garden:** Enjoying a south-facing aspect, the approx. 11ft long rear garden is mature & fully stocked providing the maximum privacy with lawn, variety of shrubs & trees, surrounding fencing & hedging and gated side access to front.

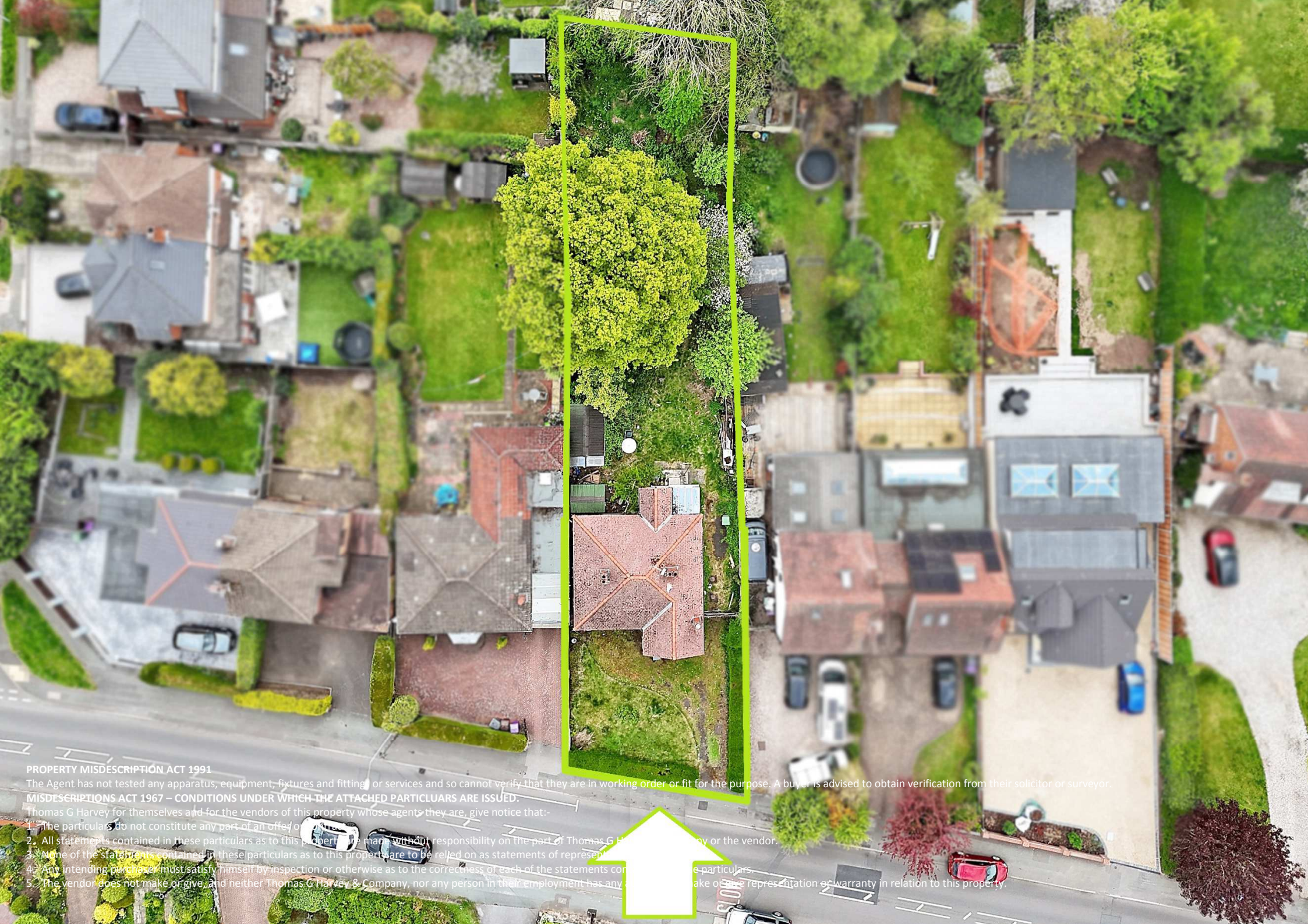
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**Total Floor Area: 840.1sq feet  
(78.1sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate





**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.

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

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representation or warranty.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any liability in respect of any representation or warranty in relation to this property.







