



22 Castlecroft Lane, Wightwick

THOMAS HARVEY
ESTATE AGENTS

An Extensively Extended Four Bedroom Two Bathroom Detached Family House Refurbished To The Very Highest Standard & Adjacent To Staffordshire & Worcestershire Canal With Striking Rear Views Over Smestow Brook & Fields!

22 Castlecroft Lane, Wightwick, Wolverhampton, WV3 8JU

Asking Price: Offers Over £550,000

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: C (73) No: 3235-8729-3400-0325-5292

Total Floor Area: 2262sq feet (210.0sq metres) Approx.

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

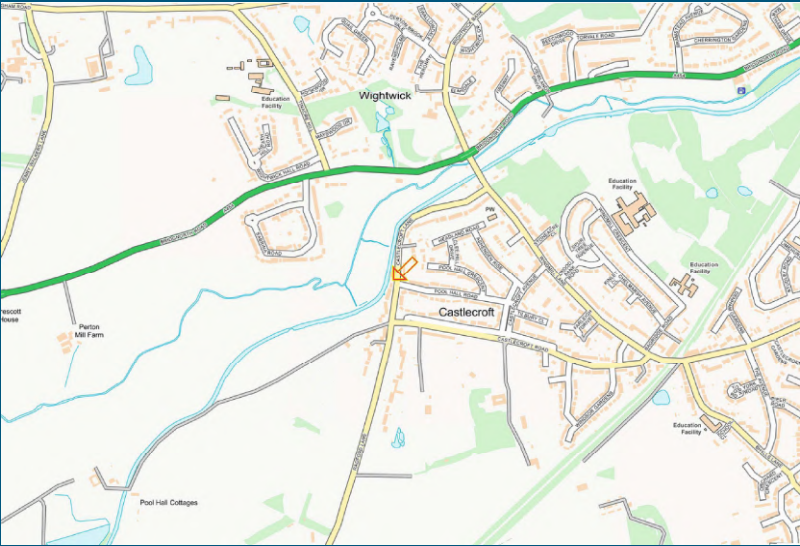
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

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

Situated in a highly sought after residential area in Wolverhampton with the special feature of backing onto the Staffordshire & Worcestershire Canal with exceptional panoramic views over nearby fields, this distinctive and most attractive detached property has been sympathetically remodelled in recent years to a superior specification, providing a beautifully presented interior! A first class example of its type, viewing of the extended accommodation is essential to comprehend the spacious living space with a substantial floor area of approx. 2262.2sq feet. 22 Castlecroft Lane has been stylishly appointed throughout incorporating many striking features and with no expense spared. These include quality carpets & flooring, trendy & fresh décor throughout, a number of internal doors including oak veneer on the ground floor, luxury refitted modern bathrooms, a bespoke fully insulated detached garden room and a spectacular open plan area on the ground floor, perfect for entertaining guests & large families!

Ideal as a family house, the thoughtfully designed interior includes an inviting entrance hall with guest cloakroom and the charming through living room enjoys a dual aspect with a feature multi-fuel burning stove. At the heart of the house, the 15ft dining room provides open access to the breakfast kitchen which has been fitted with a modern shaker style gloss suite, having a range of state of the art appliances and a useful utility room off. The dining room also provides access to the sitting room, which can be included into the open space or disconnected by the concealed hardwood sliding doors. The sitting room also leads to the home office which could be used for a multitude of purposes. From the entrance hall, the U-Shaped staircase leads to the first floor galleried landing having the use of a picture window to appreciate the rear aspect and a useful walk in airing cupboard/ storage. There are also four double bedrooms with the master being of a particularly good size with dressing area and both the master ensuite and family bathroom are fitted with superior white suites. At the front of the property is a walled & gated, block paved driveway providing off road parking and leads to the garage. Not to contradict with the interior, a highlight of the property is undoubtedly the extensively landscaped rear garden which not only provides a west facing aspect & views over the rear, the garden delivers excellent useable outdoor space, great for hosting summer garden parties! There is also the custom-made fully insulated detached garden room which again could be used for several purposes (i.e. hobbies room, home office etc.) and provides plenty of storage space at rear. As the canal is adjacent to the garden, No 22 is a unique opportunity for boating & fishing enthusiast with potential mooring (Subject to license from Canal and River Trust).

Although set in a rural aspect, with views towards Wightwick Manor, Castlecroft Lane is still extremely convenient for the majority of amenities including walking distance of excellent local schools (Smestow Academy & Castlecroft Primary School), local bus routes and comfortable distance of the popular attraction known as Smestow Valley Nature Park. The area is also served well with a variety of facilities at Castlecroft, Finchfield, Perton & of course Tettenhall Village. Internal inspection is highly recommended to appreciate this most individual property being a superb family home, most fitting for buyers requiring homes, ready to just move into!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THOMAS HARVEY
ESTATE AGENTS

T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

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



Entrance Hall: Composite double glazed opaque door with matching side windows, radiator, coved ceiling, stone effect tiled flooring and U-Shaped staircase to first floor. **Guest Cloakroom: 5'9" (1.75m) x 4'6" (1.36m)** Fitted with a white low level WC & wall mounted sink unit, radiator, storage cupboard under stairs, recessed ceiling spotlights, stone effect tiled flooring and double glazed opaque window to rear.

Living Room: 17'2" (5.23m) x 11'7" (3.53m)

Fireplace recess with granite style hearth & Tiger multi fuel stove, radiator & separate white vertical radiator, wall light points, coved ceiling, double glazed window to front and PVC double glazed sliding doors to rear garden.

Open Plan Dining Room: 14'5" (4.39m) x 12'5" (3.79m)

Two white vertical radiators, coved ceiling, stone effect tiled flooring, double glazed picture window to side and matching patio doors to rear garden. An open archway leads to: **Kitchen: 14'4" (4.36m) x 10'8" (3.24m)** Fitted with a bespoke suite of shaker style gloss units having a range of base cupboards & drawers, granite worktops including breakfast bar, sunken stainless steel 1½ drainer sink unit, built in Neff appliances include twin Neff double electric ovens with 12 cooking functions (one having a 'hide & slide' feature), 5-ring induction hob with stainless steel extractor hood over, microwave & dishwasher, concealed wall mounted gas fired Worcester central heating boiler & large refrigerator, recessed ceiling spotlights, coved ceiling, stone effect tiled flooring and double glazed windows to rear. **Utility: 7'6" (2.32m) x 5'0" (1.53m)** Plumbing for washing machine, radiator and shelving.

Sitting Room: x 13'2" (4.01m) x 11'7" (3.52m)

From the dining room, concealed hardwood sliding doors lead to sitting room with fireplace recess, radiator, recessed ceiling spotlights, coved ceiling, stone effect tiled flooring and double glazed bay window to front. Hidden access leads to: **Home Office: 9'4" (2.84m) x 7'7" (2.32m)** Radiator, stone effect tiled flooring and double glazed window to front.

First Floor Galleried Landing: Radiator, recessed ceiling spotlights, coved ceiling, loft hatch and double glazed picture window to rear. **Built in Airing/ Storage Room:** Radiator, shelving, wood flooring and double glazed opaque window to front.

Bedroom One: 17'5" (5.30m) x 11'9" (3.58m)

Fitted with a range of built in mirrored wardrobes, radiator, double glazed window to front and matching patio doors to rear with Juliette balcony. **Ensuite: 6'6" (1.99m) x 5'10" (1.79m)** Fitted with a modern white shower suite comprising corner shower with spray, low level WC, wall mounted sink unit with mirrored cabinet over, white heated towel rail, tiled walls, extractor fan, marble effect tiled flooring and double glazed opaque window to front.

Bedroom Two: 14'1" (4.29m) x 11'3" (3.43m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 11'11" (3.63m) x 11'5" (3.49m)

Radiator, coved ceiling and double glazed window to front.

Bedroom Four: 14'4" (4.37m) x 9'9" (2.96m)

Radiator, coved ceiling, wood flooring and double glazed window to front.

Bathroom: 8'9" (2.67m) x 7'5" (2.26m)

Fitted with a luxury modern white suite comprising panelled bath with shower spray, walk in shower, pedestal wash hand basin, low level WC, white heated towel rail, two white heated towel rails / radiators, wall mounted mirror, tiled walls, recessed ceiling spotlights, electric under floor heating with stone effect tiled flooring and double glazed opaque window to rear.

Gardens: As 22 Castlecroft Lane sits in a generous plot of approx. 5,005.5sq feet, the gardens both front & rear have been neatly landscaped to add to the appeal of this delightful home. At the front, there is gated access to the block paved driveway providing ample off road parking with lawned frontage and brick boundary wall.

Garage: 6'8" (2.02m) x 14'9" (4.49m) 'Up & Over' garage door, power and lighting. At the side of the house is gated entry to the rear garden which has been designed to create excellent usable outdoor space, whilst offering a colourful setting and further compliments the background scenery of the canal and adjacent fields. The gardens include paved & gravelled terraces, a variety of shrubs & trees including a walnut tree & fruit trees, garden storage, a painted wooden post & railings structure to create natural screening, exterior lighting, power & water, side fencing and open views over canal.

Garden Room: 11'5" (3.49m) x 19'7" (5.98m) Fully insulated 'log cabin' style garden room with power, lighting, panelled walls, storage into eaves, double glazed side windows and matching bifold front doors. **Storage Room One: 11'8" (3.56m) x 4'5" (1.35m)** Power, lighting & external door. **Storage Room Two: 7'10" (2.38m) x 5'7" (1.69m)** Power, lighting & external door with double glazed windows. Perfect for boating & fishing enthusiast there is potential mooring (Subject to license from Canal and River Trust).



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.

















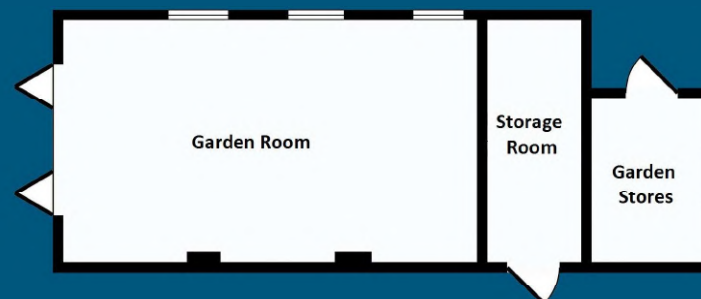
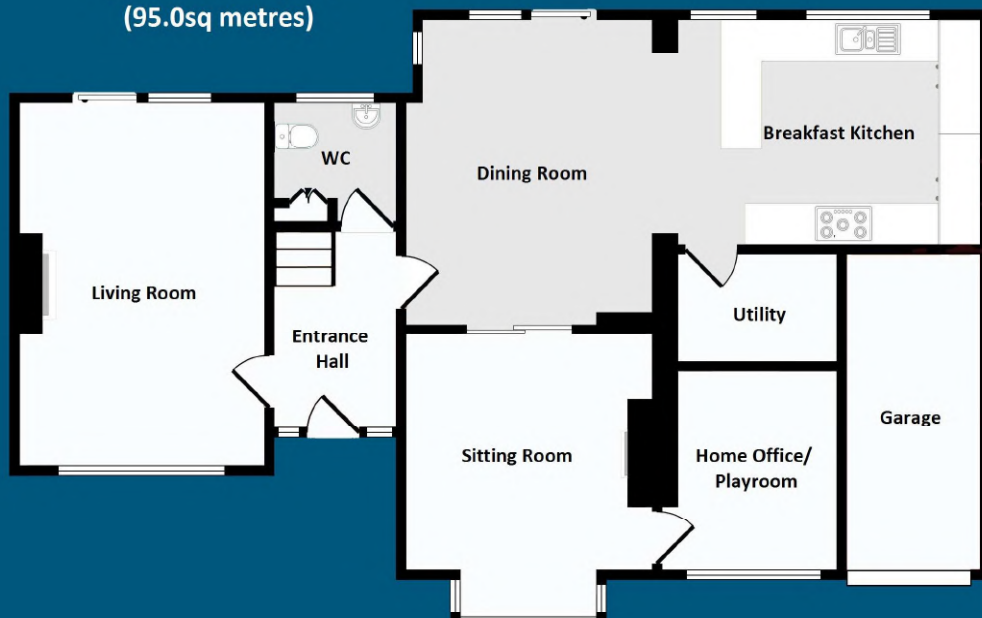






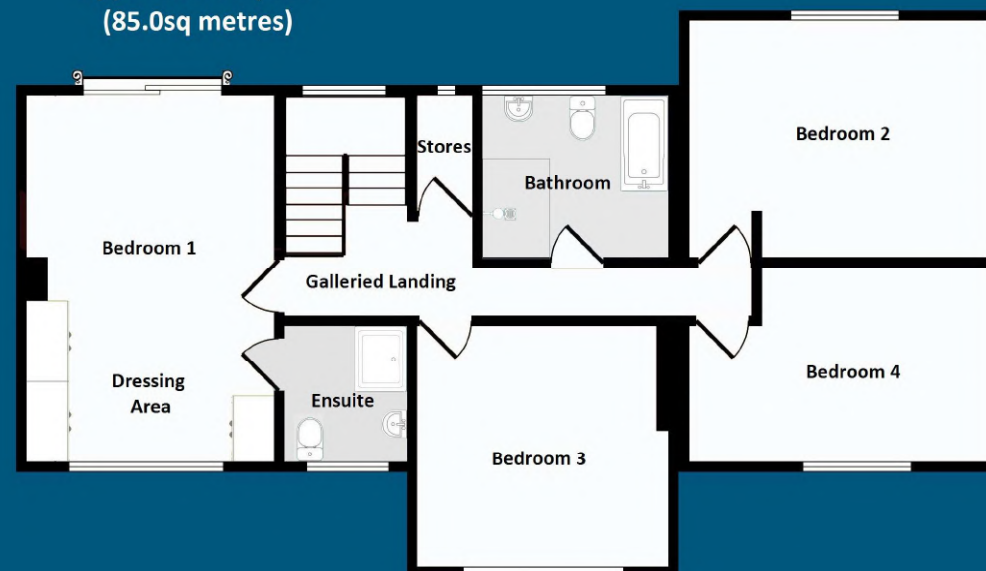
Ground Floor

Approx.: 1019sq feet
(95.0sq metres)



First Floor

Approx.: 913sq feet
(85.0sq metres)



22 Castlecroft Lane, Wightwick

Total Floor Area: 2262sq feet (210.0sq 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.

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

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