



26 Castlecroft Road, Finchfield

THOMAS HARVEY  
ESTATE AGENTS

*A Deceptive Three Bedroom Detached Family House, In A Favoured Residential Area Of Finchfield & Close To The Majority Of Amenities!*

**26 Castlecroft Road, Finchfield, Wolverhampton, WV3 8BT**

**Asking Price: £280,000**

**Tenure: Freehold**

**Council Tax: Band D – Wolverhampton**

**EPC Rating: D (65) No: 2851-3049-7204-7715-7204**

**Total Floor Area: 1068sq feet (99.0sq metres) Approx.**

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

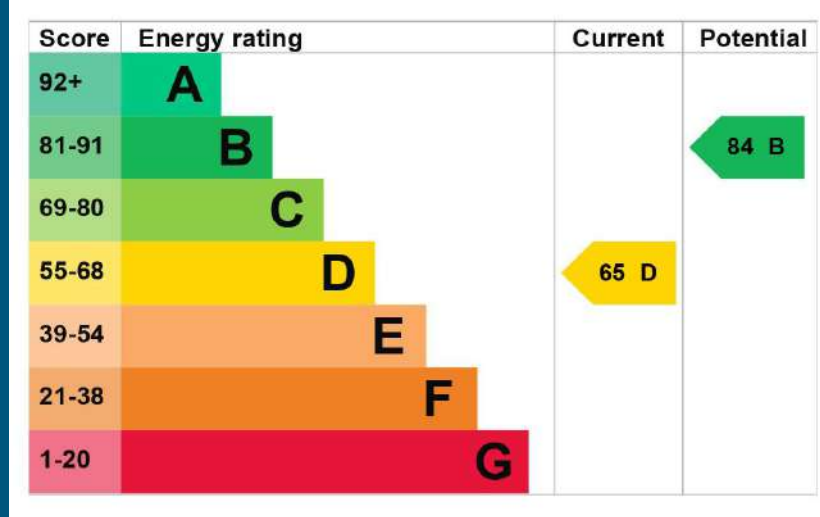
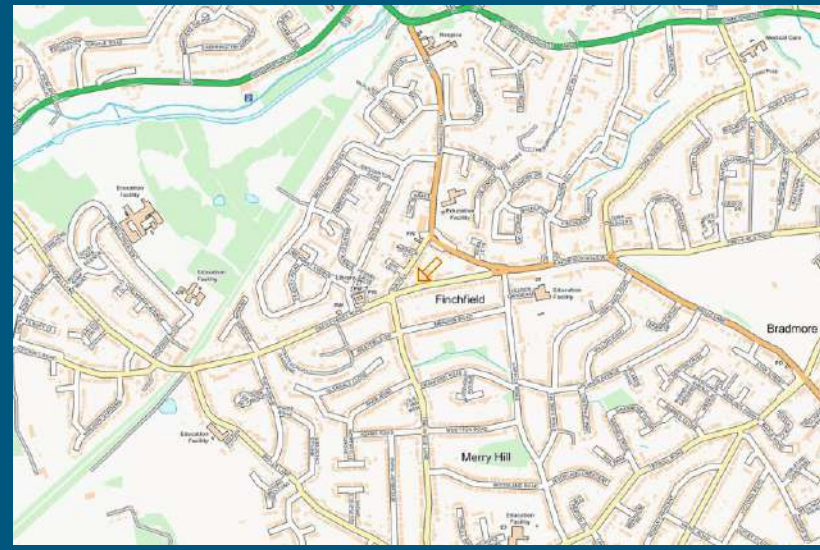
**Broadband – Ofcom checker shows Standard & Ultrafast are available**

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

Occupying a choice position in one of the most established addresses in Finchfield and close to the popular attraction known as Bantock Park, this deceptive detached property has been well presented by the present owners to creating a first class family home with a number of pleasing factors.

Viewing is highly recommended to appreciate the deceptive interior, which has not only been designed to utilise the maximum space but offers a versatile layout including the useful feature of bedroom accommodation on both floors. Constructed to a well-planned design, the tastefully appointed interior with a floor area of approx. 1068sq feet includes reception hall with guest WC, a full width open living room with dining area at the front of the house, fitted kitchen with a matching suite of traditional units and a separate dining room/ downstairs bedroom. From the entrance hall, a U-Shaped staircase leads to the first floor where there are two double bedrooms, smart family bathroom and a good size storage cupboard on the landing. At the front of the house is a paved driveway providing ample off road parking and a gated side driveway provides further parking and access to the detached garage. The rear garden enjoys a most pleasant setting having been sympathetically landscaped and offering excellent useable outdoor space.

Within walking distance of the majority of amenities at Finchfield Shopping Parade including local shops, popular cafes & Public Houses, public transport links and excellent schools in both sectors. The city centre is also a short distance away at less than approx. 2miles, therefore ideal for commuting to principal towns & cities. An excellent example of a charming family home, the gas centrally heated & double glazed accommodation further comprises:



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

**Entrance Hall:** Composite double glazed front door, radiator, coved ceiling, laminate flooring and U-Shaped staircase to first floor with storage recess below. **Guest WC:** White low level WC, vanity unit, radiator, coved ceiling, tiled effect cushioned flooring and double glazed opaque window to side.

**Full Width Living Room with Dining Area: 19ft (5.78m) x 11'1" (3.37m)**

Open brick fireplace with terracotta tiled hearth, oak mantle & log burner stove, two radiators, coved ceiling and double glazed windows to front.

**Breakfast Kitchen: 7'9" (2.35m) x 11'11" (3.63m)**

Fitted with a matching suite of traditional wood units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with single drainer sink unit & chrome mixer tap, recess & gas point for cooker with extractor hood over, plumbing for washing machine, recess for fridge, radiator, part tiled walls, coved ceiling, tiled effect cushioned flooring, double glazed windows to rear & side with matching composite side door and built in airing cupboard housing the gas fired Worcester central heating boiler.

**Dining Room/ Bedroom Three: 10'10" (3.30m) x 11'11" (3.62m)**

Radiator, coved ceiling and double glazed French doors to rear.

**First Floor Landing:** Built in storage cupboard and loft hatch to the boarded attic space with power & lighting.

**Bathroom: 5'8" (1.73m) x 6'2" (1.89m)**

Fitted with a smart white suite comprising panelled bath with shower spray, separate electric shower unit & side screen, vanity unit with recessed WC & storage, chrome heated towel rail, tiled walls, extractor fan, tiled effect vinyl flooring and double glazed opaque window to side.

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

Radiator, storage cupboards into eaves and double glazed window to rear.

**Bedroom Two: 11'7" (3.52m) x 11'3" (3.43m)**

Radiator, storage cupboards into eaves and double glazed window to front.

**Rear Garden:** A neatly landscaped rear garden, enjoying a most pleasant outlook and includes a paved patio with sandstone style large slabs with matching side path, shaped centre lawn, flowering borders with a variety of shrubs & trees, rear paved terraces, outside stores, surrounding fencing and gated side entry to driveway and **Detached Garage: 8ft (2.45m) x 15'7" (4.75m)** 'Up & over' garage door, power, lighting, utility area and side door to garden.











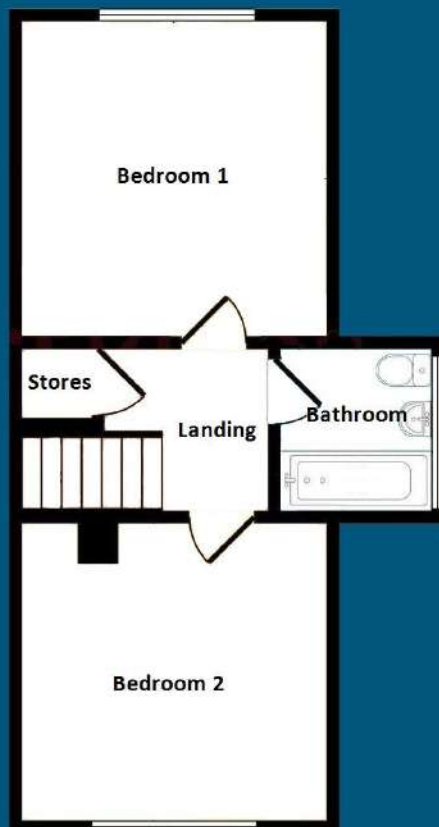




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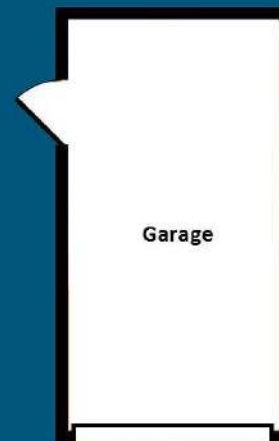
Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



**First Floor**  
Approx. 373.0sq feet  
(35.1sq metres)



**Ground Floor**  
Approx. 699.0sq feet  
(65.0sq 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.

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