



WORTHINGTON ESTATES



**177 Castlecroft Road
Wolverhampton, WV3 8LX**

Offers over £265,000

AN ATTRACTIVE AND WELL MAINTAINED THREE BEDROOM SEMI DETACHED FAMILY HOME -
NO UPWARD CHAIN

The property is double glazed throughout and briefly comprises porch, hallway, living room, dining room, kitchen, three bedrooms, family bathroom, enclosed South facing rear garden, driveway affording off road parking and garage.

177 Castlecroft Road, Wolverhampton, WV3 8LX

LOCATION

Situated in the popular area of Castlecroft, the property is conveniently located with local shops, schools and transport links all within short walking distance.

The South Staffordshire railway walk and Castlecroft Rugby Club are also within short walking distance.

FRONT



A block brick driveway with an area stocked with plants and shrubs.

PORCH

An enclosed porch with carpeted flooring, obscure windows to the front and side and composite door with obscure glass.

HALL

8'5" x 7'11" (2.58 x 2.43)



A bright and welcoming entrance hall with laminate flooring, radiator, under stairs cloakroom, doors leading into the living room and the dining room and stairs to the first floor.

LIVING ROOM

20'0" x 12'0" (6.10 x 3.67)



A really light filled room, with a square bay window to the front, laminate flooring, two radiators and patio door leading into the rear garden.



DINING ROOM

9'4" x 7'11" (2.87 x 2.43)



A well proportioned dining room with laminate flooring, gas fireplace with marble effect surround, radiator, window to the rear and arch doorway leading into the kitchen.

PRINCIPAL BEDROOM

11'8" x 10'4" (3.58 x 3.16)



Square bay window to the front, radiator and carpeted flooring.

KITCHEN

12'10" x 8'1" (3.92 x 2.47)



A spacious kitchen with tile flooring, window to the rear, radiator, 1.5 Astracast sink with mixer tap, an array of matching wall and base units including a larder cupboard, breakfast bar and integrated fridge and cooker with extractor over and doors leading to the garage and the rear garden.



LANDING

4'5" x 11'0" (1.36 x 3.36)

Carpeted flooring, access to the loft hatch above which has lighting and is part boarded, obscure window to the side, built in storage cupboards and doors to the three bedrooms and the family bathroom.

BEDROOM TWO

7'11" x 12'0" (2.42 x 3.68)



Carpeted flooring, plain ceiling coving and window to the rear.

BEDROOM THREE

6'7" x 9'10" (2.02 x 3.02)



Square bay window to the front, plain ceiling coving, radiator and built in double wardrobe with mirror sliding doors.



FAMILY BATHROOM

9'3" x 7'10" (2.82 x 2.39)



Having a white suite consisting of panel bath, close coupled W.C and pedestal washbasin, with lino flooring, obscure window to the rear, radiator, tiled walls, and shower enclosure with electric shower.

GARAGE

12'10" x 8'1" (3.92 x 2.47)

Up and over door, electricity points and plumbing for washing machine.

REAR



A really lovely enclosed South facing rear garden, having brick patio area, water tap and borders stocked with plants and shrubs.



CONNECTED PERSON

As required by the Estate Agents Act 1979, please note that the owner of this property is an employee/associate or an associate of an employee of Worthington Estates.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - C

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

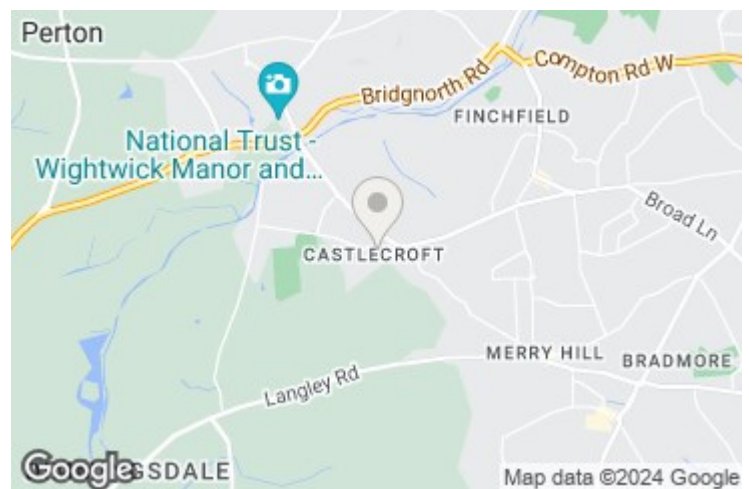
We are informed by the vendor that all mains services are connected.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

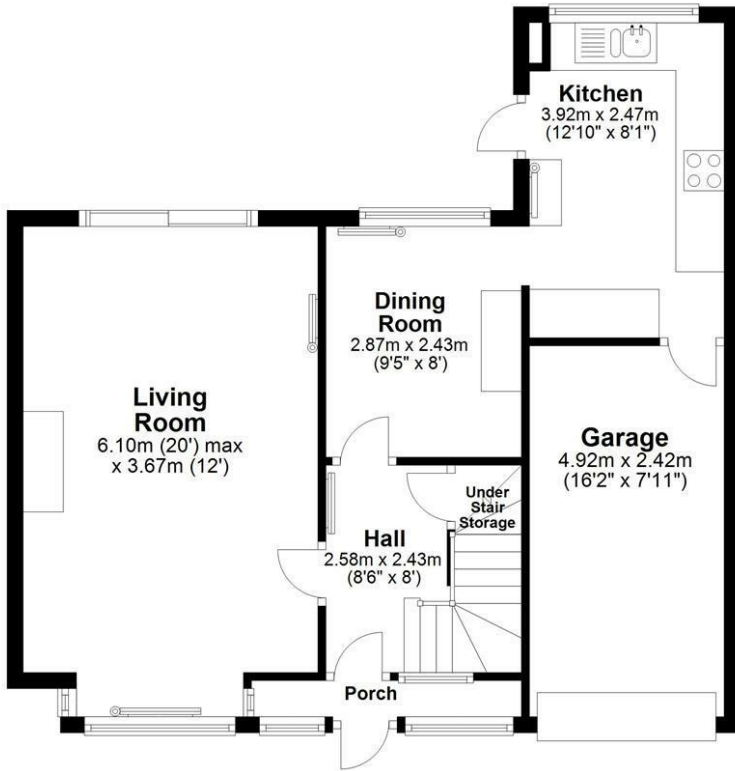
VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.



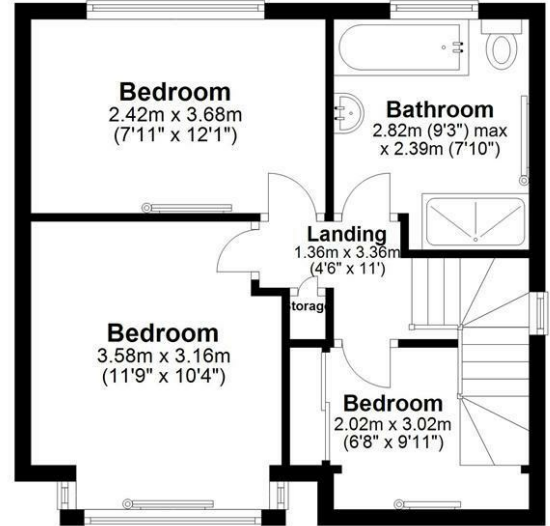
Ground Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	58	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	