



14 Orchard Crescent, Castlecroft

A Most Attractive & Restyled Two Bedroom Terraced House. Extensively Restyled To Create A First Class Interior With A Number Of Trendy & Quality Fittings Throughout & Located In Favoured Address Of Castlecroft. With Spectacular Views Over Rear Fields & Countryside!

14 Orchard Crescent, Castlecroft, Wolverhampton, WV3 8DS

Asking Price: £250,000

Tenure: Freehold

Council Tax: Band B – Wolverhampton

EPC Rating: C (70) No: 2775-3064-7203-2736-8204

Total Floor Area: 892.1sq feet (82.9sq metres) Approx.

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

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

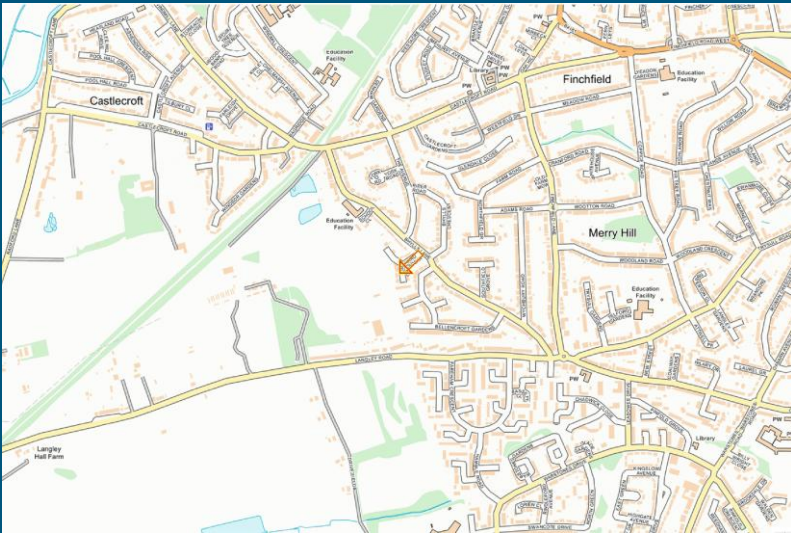
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good outdoor coverage.

Set within the leafy, highly regarded suburb of Castlecroft, 14 Orchard Crescent delivers a superb blend of comfort, style and everyday convenience, an ideal choice for buyers seeking a peaceful residential setting with excellent access to amenities, schools and green open spaces.

Positioned just off Bhylls Lane and enjoying panoramic rear views across open fields and countryside, this impressive two-bedroom terraced home has been extensively restyled by the current owners to create a truly turn-key property ready to move straight into. Inside, the bright and thoughtfully arranged layout is perfect for modern living, offering generous reception space, a practical kitchen, comfortable bedrooms and a private rear garden that provides a calm retreat for relaxation or family time. Natural light flows beautifully through the living areas, enhancing the warm and inviting feel throughout the day. The accommodation includes a 16ft living room, double-glazed conservatory, and a through dining kitchen fitted with a smart suite of grey shaker-style units. Upstairs, the landing leads to two double bedrooms, a well-appointed family bathroom and a separate guest cloakroom — a rare and useful feature for a home of this type. Externally, the front driveway provides ample off-road parking, while the landscaped rear garden further elevates the property, offering excellent usable outdoor space and of course that special outlook over the adjoining fields.

Castlecroft remains one of Wolverhampton’s most desirable residential pockets, celebrated for its greenery, community feel and easy access to Tettenhall, Finchfield and wider amenities. With its peaceful setting, stylish presentation and strong lifestyle appeal, 14 Orchard Crescent represents a fantastic opportunity to secure a quality home in a consistently sought-after location. Within easy walking distance of Castlecroft and Merry Hill shopping parade, and convenient for a number of schools in both sectors, the property also offers excellent access to Wolverhampton city centre, approximately 2 miles away.

Ideal for buyers seeking a beautifully presented home ready to enjoy from day one, the gas centrally heated and double-glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed opaque exterior door with matching double glazed side window, recessed ceiling spotlights, tiled flooring and staircase to first floor.

Open Plan Dining Kitchen: 16ft (4.87m) x 8'11" (2.72m)

Fitted with a matching suite of grey, shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, stone effect laminate worktops with black single drainer composite sink unit, built in appliances include electric oven, 4- ring gas hob with stainless steel extractor hood over & slim line dishwasher, graphite vertical radiator, built in bench, recessed ceiling spotlights, vinyl flooring, internal double glazed window to front and matching French doors to rear garden. **Utility Cupboard:** Wall mounted gas fired central heating boiler, plumbing for washing machine, worktop and LVT flooring.

Living Room: 16ft (4.87m) x 11'6" (3.50m)

Limestone fireplace with gas coal fire, radiator, built in base cupboards with matching shelving, coved ceiling, double glazed window to front and internal PVC double glazed door and windows to:

Conservatory: 9'4" (2.85m) x 8'5" (2.56m) Ceiling light & fan, fitted window blinds, porcelain tiled flooring and double doors to rear garden.

First Floor Landing: Radiator and double glazed window to rear.

Bedroom One: 11'6" (3.51m) x 10'2" (3.10m)

Radiator and double glazed window to front.

Bedroom Two: 12ft (3.66m) x 11'9" (3.57m)

Built in full height double wardrobes, radiator and double glazed window to front.

Bathroom: 8ft (2.44m) x 5'7" (1.69m)

Fitted with a smart white suite comprising panelled bath, separate corner shower enclosure with hand held spray, vanity unit with storage, chrome heated towel rail, part tiled walls, vinyl flooring and double glazed opaque window to rear.

Fitted Guest Cloakroom: 5'9" (1.75m) x 4ft (1.21m)

Fitted with a range of cabinets & matching worktops, recessed WC, vanity unit, tiled splashbacks, vinyl flooring and double glazed window to rear.

Rear Garden: Not only enjoying a west facing aspect but stunning panoramic views over adjacent fields, the landscaped rear garden further compliments this first class home. Having a paved patio with a fenced enclosed area, shaped centre lawn with flowering borders, rear decked terrace overlooking countryside views, garden shed 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.









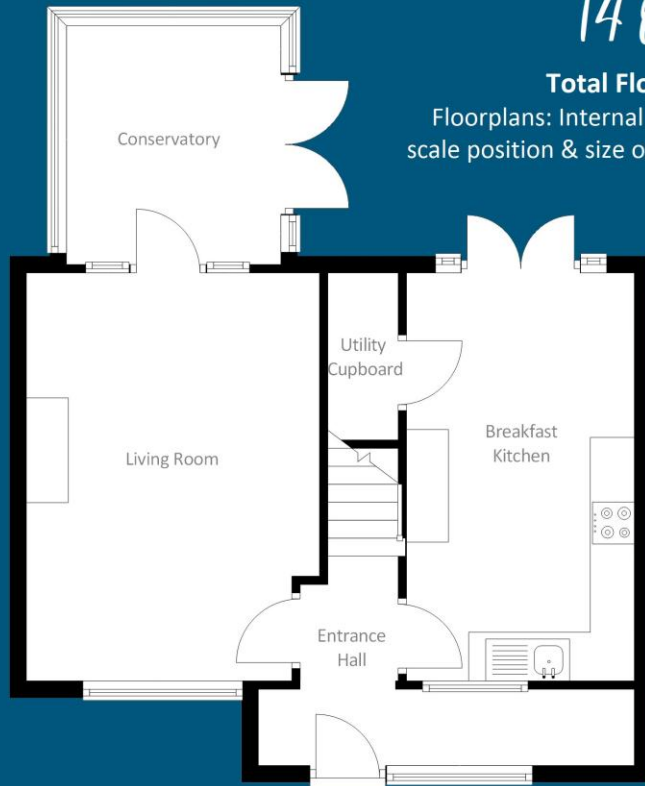




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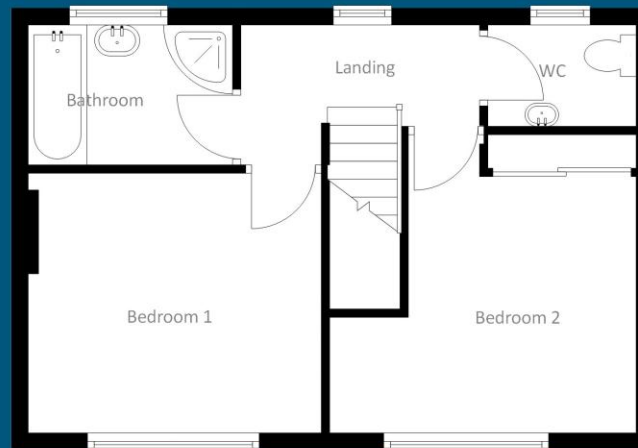
Total Floor Area: 892.1sq feet (82.9sq metres) Approx.

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



Ground Floor

Approx.: 510.7sq feet (47.4sq metres)



First Floor

Approx.: 381.5sq feet (35.4sq 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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