



Connells
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FOR SALE

Connells

Castlecroft Avenue
Castlecroft Wolverhampton

Castlecroft Avenue Castlecroft Wolverhampton WV3 8JN

for sale offers in the region of
£295,000



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and showhome condition three/four bedroom family home in a the popular Castlecroft area. This property must be viewed in order to fully appreciate in order to appreciate, please contact Connells today to book a viewing.

The property comprises of entrance porch, entrance hall, large family lounge, extended dining room to rear with feature skylights, stylish family kitchen and downstairs wc. On the first floor there three well presented spacious bedrooms, Bedroom Three having stairs access to the loft area (ideal for conversion to a bedroom subject to necessary planning permissions and consents). There is also a recently refitted family bathroom with L shaped panelled bath. Externally there is a large driveway with multiple off road parking spaces which is tarmac surrounded by a block paved edging with hedgerows either side. There is secure side access leading to the stylish and landscaped rear garden with brick built storage sheds.

The Location & Area

Being conveniently located for local schools, shops and amenities, Castlecroft Avenue is well placed for Wolverhampton City centre which offers an extensive range of amenities, shopping and leisure facilities and good selection of highly regarded schools and universities.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, door to downstairs wc, door to kitchen, door to lounge.

Downstairs Wc

Double glazed window to front, central heating radiator, low flush toilet, extractor fan, vanity sink, door to entrance hall.

Lounge

19' 2" x 10' 4" (5.84m x 3.15m)

Double glazed bay window to front, central heating radiator, gas fire, french doors to extended dining room.

Extended Dining Room

12' 11" x 8' 10" (3.94m x 2.69m)

Two skylights, tall designer column radiator, double glazed windows and french doors to rear garden, door to kitchen.



Kitchen

10' 5" x 12' 9" (3.17m x 3.89m)

Double glazed window to rear, door to entrance hall, door to extended dining room, a range of wall and base units, space for various appliances, tall designer column radiator, breakfast bar area, plumbing for washing machine.

First Floor Landing

Double glazed window to rear, storage cupboard, doors to various rooms.

Bedroom One

12' 9" x 11' 5" (3.89m x 3.48m)

Two double glazed windows to front, central heating radiator, fitted wardrobe, door to first floor landing.

Bedroom Two

10' x 7' 4" (3.05m x 2.24m)

Double glazed window to rear, central heating radiator, storage cupboard, door to first floor landing.

Bedroom Three

13' 9" x 9' (4.19m x 2.74m)

Double glazed window to front, central heating radiator, stairs to loft area, door to first floor landing.

Family Bathroom

Double glazed window to rear, L shaped panelled bath, wash hand basin, central heating radiator, spotlights, door to first floor landing.

Loft Area

26' 1" x 7' 10" (7.95m x 2.39m)

Skylight to rear, various storage areas, stairs to Bedroom Three.

Outside Front

Large tarmac driveway surrounding by block paved edging, hedgerows to either side, side gated access leading to an enclosed rear garden.

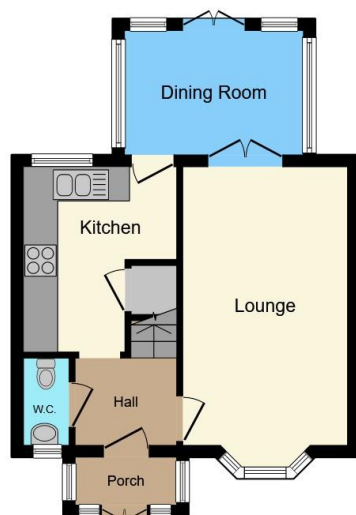
Outside Rear

Brick built storage areas, large paved patio area, generous lawn surrounding mature hedgerows, raised planter bed area.





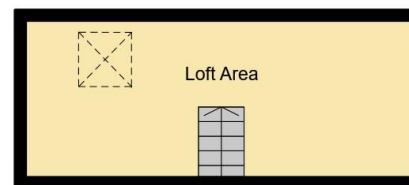




Ground Floor



First Floor



Second Floor

Total floor area 88.4 m² (952 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH314856



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