



201a Castlecroft Road, Castlecroft, Wolverhampton, WV3 8NA



## 201a Castlecroft Road, Castlecroft, Wolverhampton, WV3 8NA

A recently refurbished and beautifully presented detached four bedroom family home in a sought after position. Planning permission has recently been applied for to extend the property on either side at ground floor level.

### LOCATION

The property stands at the corner of Windsor Gardens and Castlecroft Road in a charming position within easy walking distance of local amenities. The further facilities afforded by the Compton Shopping Centre, Tettenhall Wood and Tettenhall Village are all nearby and there is easy access to the city centre itself. Furthermore, the area is well served by schooling in both sectors and regular bus services are available.

### DESCRIPTION

201a Castlecroft Road is an attractive, detached family house which has recently been the subject of much works of improvement and remodelling to create a house that is ideal for modern contemporary requirements.

The property is well presented throughout and well appointed with fine kitchen and bathroom suites, gas fired central heating and double glazing.

Planning permission has recently been applied for (decision pending) for extensions to either side of the property to provide two further living rooms to the ground floor.

### ACCOMMODATION

A composite, double glazed front door with double glazed panels to either side opens into the HALL with tiled floor, dado rail and a door to the well appointed CLOAKROOM with a white suite of WC and vanity unit with wash basin with cupboards beneath, tiled floor, tiled walls with mosaic relief, double glazed window and a chrome towel rail radiator. There is a good sized LOUNGE with a double glazed bay window to the front and a recessed brick Inglenook style fireplace with double glazed windows to either side, tiled hearth and open grate with downlighting, wiring for wall lights, a double glazed window to the side and ceiling coving. The DINING KITCHEN is a superb room in size with ample space for either dining or seating areas together with a well appointed kitchen area with wall and base mounted contemporary units

and butchers block working surfaces and a coordinating centre island with integrated breakfast bar, a range of integrated appliances including an induction hob with stainless steel extraction chimney above, two built in electric ovens, an integrated fridge and an integrated freezer with the entire room having large gloss tiles to the floor, a double glazed bay window to the front, a double glazed window and composite door to the garden. There is an adjoining LAUNDRY CUPBOARD with plumbing for a washing machine.

A contemporary staircase with glazed balustrading rises to the galleried landing, again with glazed balustrading, two arched double glazed windows to the front, access to the roof space, dado rail and coved ceiling. BEDROOM ONE is a good double room in size with a double glazed window to the side and a well appointed EN-SUITE cloakroom with a white suite with WC with concealed flush and vanity unit with wash basin and cupboards beneath, tiled floor, tiled walls, a double glazed window, integrated ceiling lighting and a chrome towel rail radiator. There are THREE FURTHER GOOD SIZED BEDROOMS, all with double glazed windows and coved ceiling and a well appointed BATHROOM with a luxurious suite with a free standing roll top bath standing on a raised dais, WC with concealed flush and vanity unit with wash basin and cupboards beneath, two double glazed windows, tiled walls and floor, integrated ceiling lighting, coved ceiling and a chrome towel rail radiator.

### OUTSIDE

201a Castlecroft Road stands behind a wide frontage in a corner plot with a DRIVEWAY laid in tarmac providing off street parking. There are areas of lawn to the front of the house and leading around both sides of the house to provide gardens to either side with the main GARDEN having a gravelled terrace, shaped lawn and raised bed to the rear.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND E - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

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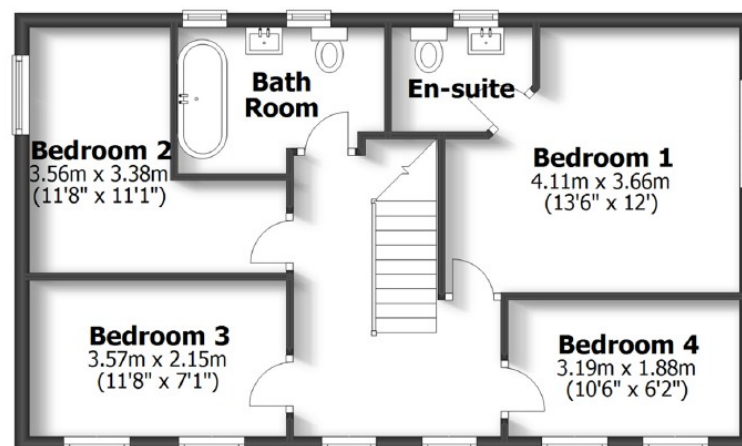
Offers around  
£349,950

EPC: C

**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.



## 201a CASTLECROFT ROAD CASTLECROFT

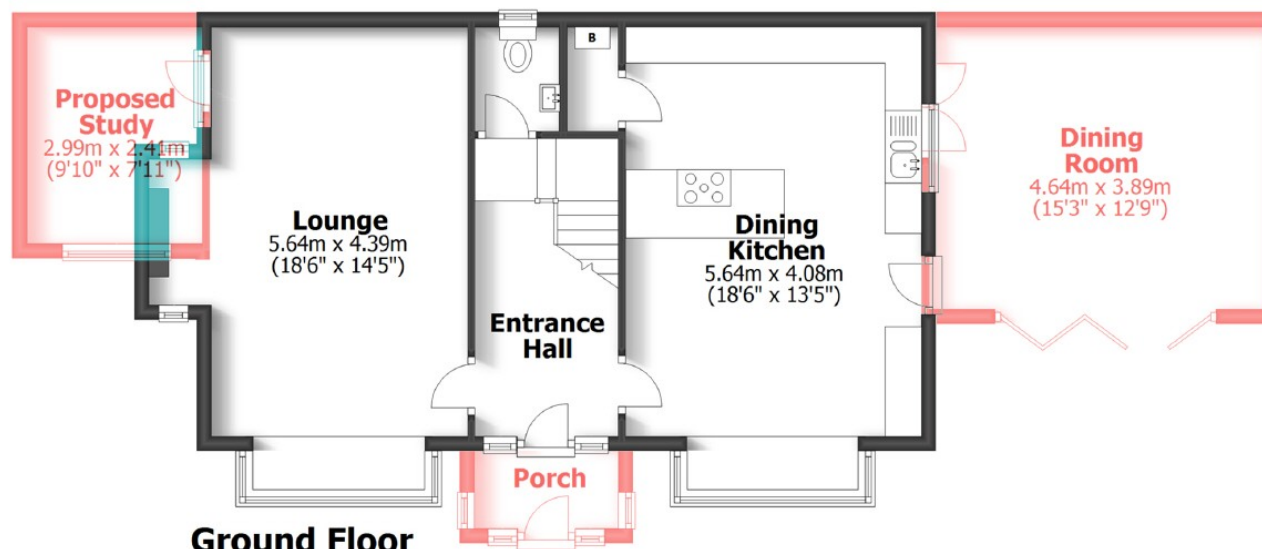


**First Floor**

**TOTAL: 113.9sq.m. 1226sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

 **Denotes Proposed Extension**



**Ground Floor**



