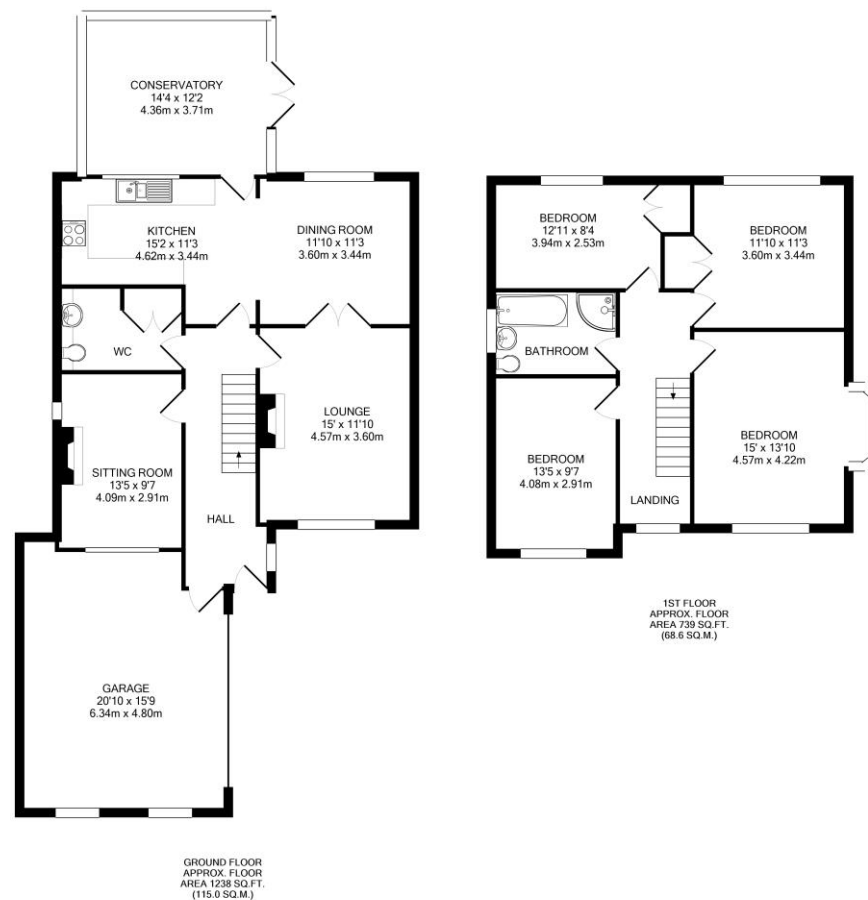




17 Castlecroft Lane, Castlecroft, Wolverhampton, WV3 8AX

nick tart





TOTAL APPROX. FLOOR AREA 1977 SQ.FT. (183.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metrelog 10/2021



## 17 Castlecroft Lane, Castlecroft, Wolverhampton, WV3 8AX

This substantial detached property indulges views towards the Staffordshire & Worcestershire canal from both floors and enjoys a variety of rooms thought ideal for a large family to enjoy.

- Generous detached home
- 4 Double bedrooms
- 3 Reception rooms
- Conservatory
- Kitchen
- Canal views towards the fore
- Double garage
- 2 Tier rear garden
- Substantial driveway
- EPC Rating: E52

### The accommodation in further detail comprises...

**Entrance Hall** has a UPVC double glazed front door, radiator, circular (port) style single glazed window with stained glass, radiator, internal door to garage, staircase, rising to the first floor, storage cupboard and doors to... **Sitting room** has a fire place with feature wood surround, radiator, ledged single glazed window to the side and double glazed window to the fore... **Cloakroom** has WC, wash hand basin with vanity units under, with matching storage cupboards over, inset spot lighting, heated towel rail, tiled flooring, and a double door storage cupboard... **Lounge** has a gas fire with feature surround, radiator, double glazed window to the fore and single glazed internal double doors lead to... **Dining room** with wood effect flooring, radiator, double glazed window to the rear, and an archway to... **Kitchen** which has a matching range of wall and base units with work surfaces over, one and a half bowl sink unit with mixer tap, electric cooker point with extractor fan over, integrated dishwasher, radiator, double glazed window to the rear and double glazed UPVC door to... **Conservatory** being of UPVC and brick construction and offers tiled flooring, radiator and a ceiling light fan... **Landing** has hatch to roof space, double glazed window to the fore and doors to... **Bedroom** has double glazed window to the fore, single glaze ledged window to the side and a radiator... **Bathroom** offers an *Opaque* shower cubicle, panel bath with mixer tap, WC, wash hand basin with vanity unit under, tiled flooring, heated towel rail, fully tiled walls and double glazed window with obscure glass to the side... **Bedroom** has double glazed window to the rear, radiator and built in wardrobe... **Bedroom** has double glazed window to the rear, radiator and built in wardrobe... **Bedroom** has double glazed bay window to the side, double glazed window to the fore and radiator... **Garage** has an up and over door to the side, X2 double glazed windows to the fore, wall mounted gas combination boiler and the benefit of power and light points.

**Outside** the garden is low maintenance and split over two tiers with a raised sheltered pond area and gated access to the fore. To the front of property is a driveway that allows ample off road parking.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band F (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock



