



**Bartlams.**

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53 The Avenue, Castlecroft - WV3 8LS  
£289,950



## 53 The Avenue

Castlecroft, Wolverhampton

Bartlams Estate Agents in Tettenhall are delighted to welcome to the market this well-maintained extended three-bedroom semi-detached property, situated on the popular The Avenue in Castlecroft, Wolverhampton. Set back from the road, the home enjoys a neat and tidy frontage with a driveway providing off-road parking and a small lawned front garden, adding to its kerb appeal.

Entering through a porch, you are welcomed into a spacious entrance hall, providing access to all ground floor rooms. The hallway includes a large inset storage cupboard and a convenient downstairs shower room, complete with shower, WC, toilet, and a frosted window to the front.

To the front of the property is a generously sized lounge, featuring a large bay window that fills the room with natural light and a central fireplace for a cosy focal point. At the rear of the property is the dining room, which also includes a feature fireplace and chimney breast, along with sliding patio doors that lead into a charming conservatory. The conservatory is a tasteful addition that overlooks the private, non-overlooked rear garden, offering a tranquil space for relaxation or entertaining.



B.



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The kitchen is located to the rear of the property and is fitted with modern-style cupboards, ample worktop space, and a rear-facing window offering garden views. A access door leads out into the garden. Just off the kitchen is a separate utility area, adding extra functionality and storage, with its own external access point.

Upstairs, a twisted staircase leads you to the first-floor landing, boasts a large window allowing lots of light. The large landing provides access to three well-proportioned bedrooms and the family bathroom. The main bedroom and third bedroom are positioned at the front of the property, both enjoying plenty of natural light through their front-facing windows. The second bedroom is situated to the rear and benefits from full wall-length fitted wardrobes and peaceful views over the garden.

The bathroom includes a bath, toilet, sink, and an inset storage cupboard, with a frosted window to the side providing privacy while allowing in natural light.

Externally, the rear garden is a standout feature. It includes a patio area directly outside the conservatory, perfect for outdoor dining, which steps up to an elevated lawn area with a garden shed. The garden offers privacy and a peaceful retreat. A side gate provides convenient access from the rear garden to the front of the property.

B.



## 53 The Avenue

Castlecroft, Wolverhampton

- WELL-MAINTAINED THREE-BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER LOCATION ON THE AVENUE, CASTLECROFT
- DOWNSTAIRS SHOWER ROOM WITH WC
- BAY-FRONTED LOUNGE WITH FEATURE FIREPLACE
- REAR DINING ROOM WITH FIREPLACE AND ACCESS TO CONSERVATORY
- BRIGHT CONSERVATORY OVERLOOKING A PRIVATE REAR GARDEN
- FAMILY BATHROOM WITH BATH, WC, AND BUILT-IN STORAGE
- PRIVATE REAR GARDEN WITH PATIO, ELEVATED LAWN, AND SHED



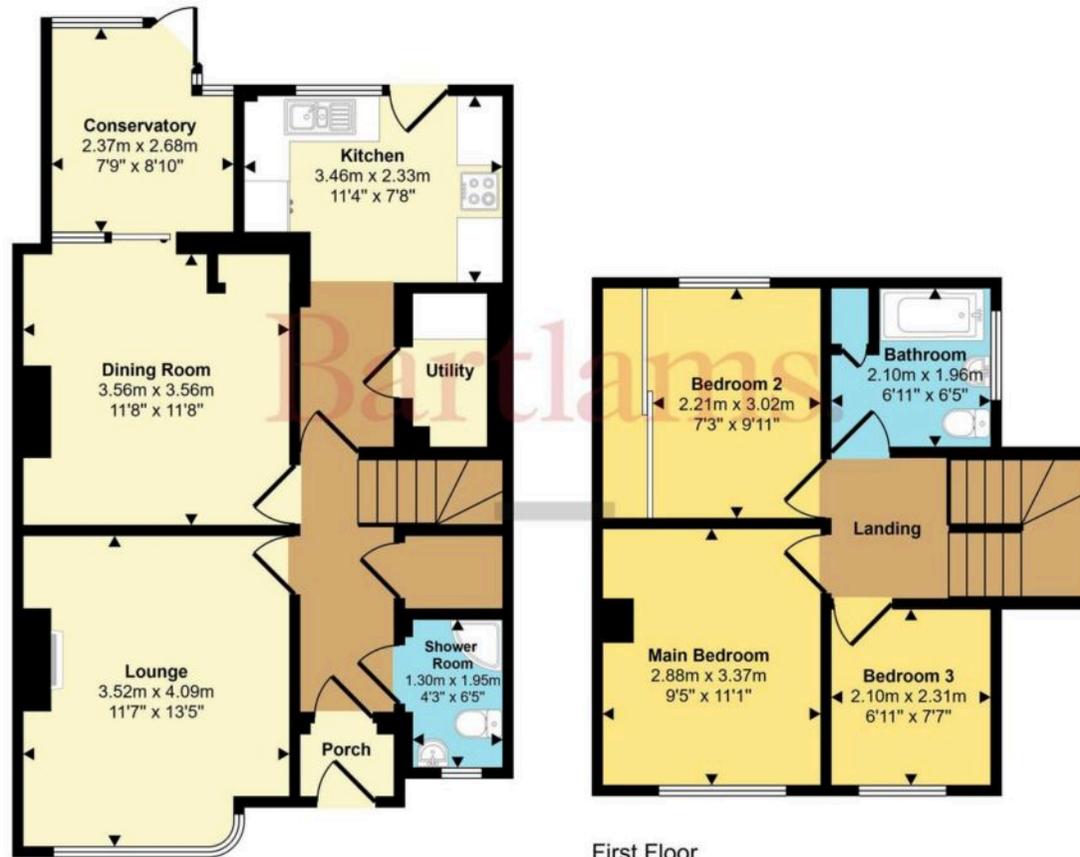
B.







Approx Gross Internal Area  
96 sq m / 1036 sq ft



Ground Floor  
Approx 61 sq m / 652 sq ft

First Floor  
Approx 36 sq m / 384 sq ft

# Bartlams Tettenhall

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