



Connells

Compton Road
Compton Wolverhampton

Compton Road Compton Wolverhampton WV3 9JX

for sale offers in the region of
£460,000



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this large and impressive four/five bedroom detached family home close to popular schooling and situated in the area of Compton. Benefiting from an abundance of space this property must be viewed in order to fully appreciate, call Connells today to book a viewing.

The property comprises of entrance porch, entrance hall, lounge, sitting room, kitchen diner, utility/shower room, four first floor bedrooms, study and family bathroom. On the top there is a loft area and en-suite bathroom. Externally there is an integrated garage, generous driveway and enclosed mature rear garden with timber outbuilding.

The Location & Area

Situated on the ever popular Compton Road which is just a stone's throw away from popular schooling, Wolverhampton City Centre, shopping and university. A fantastic selection of doctors, dentists and eateries are nearby.

Entrance Porch

Double glazed door to front, stained glass door to entrance hall.

Entrance Hall

Door to porch, doors to various rooms, central heating radiator, stairs to first floor landing.

Sitting Room

12' x 11' (3.66m x 3.35m)

Double glazed window to front, central heating radiator, door to entrance hall, french doors to extended lounge.

Lounge

21' 11" x 12' (6.68m x 3.66m)

Double glazed french doors to rear, door to sitting room, door to entrance, central heating radiator.

Kitchen Diner

18' 6" x 6' 7" (5.64m x 2.01m)

A range of wall and base units, space for various appliances, door to garage, door to side, door to utility

Utility/ Shower Room

A range of base units with inset sink, toilet and shower cubicle, door to rear garden, door to kitchen diner.



First Floor Landing

Doors to various rooms.

Bedroom One

12' x 11' plus bay (3.66m x 3.35m plus bay)

Double glazed bay window to front, central heating radiator, door to first floor landing.

Bedroom Two

13' 1" x 11' 11" max into recess (3.99m x 3.63m max into recess)

Double glazed window to rear, central heating radiator, fitted wardrobe, door to first floor landing.

Bedroom Three

12' 1" x 9' 8" (3.68m x 2.95m)

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

Bedroom Four

12' 10" x 7' 6" (3.91m x 2.29m)

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

Family Bathroom

Panelled bath, corner shower cubicle, pedestal sink, low flush toilet, door to first floor landing.

Study Area

Wooden fixed staircase/ladder leading to loft area.

Loft Area

17' 11" x 15' (5.46m x 4.57m)

Restricted head height. Double glazed window to side, storage cupboards, door to en-suite.

En-Suite

Panelled bath, pedestal sink, low flush toilet, door to loft area.

Garage

Up and over door to front, door to kitchen.

Outside Front

Block paved driveway providing off road parking, side gated access.

Outside Rear

Lawned area, block paved pathway, a range of mature plants, trees and shrubs, timber outbuilding.

Agents Note

Please note whilst we are aware the loft area has been used as a bedroom, this would require full building regulations to be classed as a bedroom and is advertised as a loft area. Please take advice before incurring any costs. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

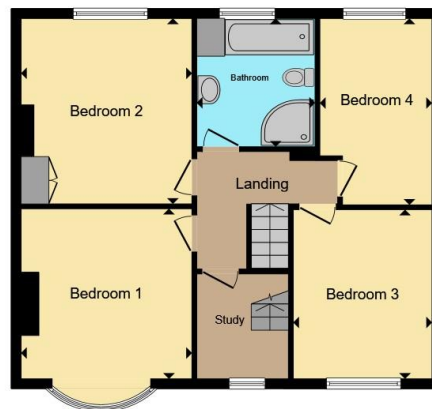








Ground Floor



First Floor



Second Floor

Total floor area 197.2 m² (2,122 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: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336128



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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