



**Connells**

Ashfield Road  
Compton Wolverhampton



### Property Description

Connells Wolverhampton have the delight of bringing to the market this outstanding four/ five bedroom detached family property in the popular Compton area. This property benefits from being close to popular Primary and Secondary schooling making this the ideal property for growing families.

The property comprises of entrance porch, entrance hall, large entertainment style lounge, dining room, good sized kitchen with adjoining utility room, study/ potential bedroom five and a ground floor wc. To the first floor there are four double bedrooms one with an en-suite shower room and a separate family bathroom.

Externally to the property there is a double width garage as well as a generous tarmac driveway to front and off road parking, additionally there are front, side and rear gardens which have all been maintained to a high standard.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Set to the west of Wolverhampton City Centre in the Compton area with superb local schooling most noteworthy of which is St Peter's Collegiate Church of England and Wolverhampton Girls High School which have both received an Outstanding Ofsted report. Easy access is provided for Wolverhampton Rail Station, excellent local conveniences and the nearby Tettenhall shopping facilities.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Door to porch, stairs access, doors to various rooms.

### Entertainment Lounge

18' 1" x 14' 1" ( 5.51m x 4.29m )

Double glazed window to rear, french doors to rear, door to side, door to entrance hall, three radiators, door to dining room.

### Dining Room

10' 4" x 10' ( 3.15m x 3.05m )

Double glazed window to rear, radiator, door to entrance hall, door to lounge.

### Kitchen

11' 9" x 10' 9" ( 3.58m x 3.28m )

Double glazed window to front, one and a half stainless steel drainer sink, space for an integrated oven, hob and microwave, extractor fan over, integrated dishwasher, pantry cupboard, radiator, integrated fridge, door to utility.

### Utility

9' 2" x 7' 5" ( 2.79m x 2.26m )

Double glazed window to rear, double glazed door to side, space for a washer and dryer, inset stainless steel sink, door to kitchen.

## Study/ Potential Bedroom Five

9' 4" x 10' 2" ( 2.84m x 3.10m )

Double glazed window to side, fitted wardrobe, door to entrance hall.

## Guest Wc

Low flush toilet, bidet, double glazed window to front, pedestal sink, radiator, door to entrance hall.

## First Floor Landing

Storage cupboard, loft access, doors to various rooms.

## Bedroom One

14' x 14' 7" ( 4.27m x 4.45m )

Double glazed window to rear, fitted wardrobe, door to en-suite.

## En-Suite

Double glazed window to rear, vanity sink, mixer shower in a cubicle, wardrobe storage area.

## Bedroom Two

10' 5" x 14' 4" ( 3.17m x 4.37m )

Double glazed window to rear, radiator, door to landing.

## Bedroom Three

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

Double glazed window to front, radiator, door to landing.

## Bedroom Four

11' 9" x 10' 3" ( 3.58m x 3.12m )

Double glazed window to front and side, radiator, door to landing.

## Family Bathroom

Double glazed window to front, panelled bath, vanity sink, electric shower, extractor fan, low flush toilet, radiator, door to landing.

## Double Width Garage

18' x 18' 8" ( 5.49m x 5.69m )

Double glazed window to side, double glazed door to side, door to rear, electric up and over door, light, power and a outdoor tap.

## Outside Front

Large tarmac driveway with a lawned area to side, side gated access.

## Outside Rear

Well proportioned enclosed rear garden with a lawned area surrounded by a range of planter beds, raised patio area and side garden area which houses a timber constructed shed as well as a range of planter beds.

## Agents Notes

Whilst we have mentioned bedroom one having an adjoining en-suite it is worth noting that this en-suite doesn't have a toilet installed but has a shower and vanity sink only.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH328303](http://connells.co.uk/Property/WVH328303)**

Tenure: Freehold



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