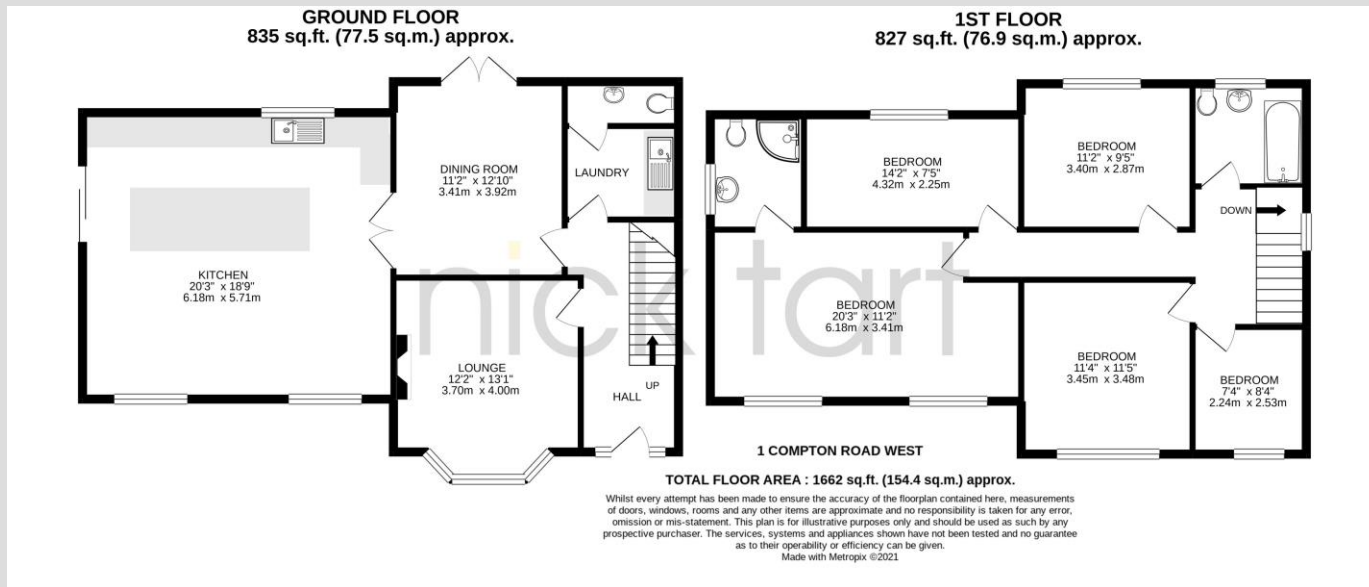




1 Compton Road West, Wolverhampton, WV3 9Dj

nick tart



1 Compton Road West, Compton Wolverhampton WV3 9DJ

Set on the fringe of Compton Village with its excellent range of local amenities 'longlands' has undergone a comprehensive course of restyling and refurbishment throughout creating a spacious and versatile executive family home that provides a modern layout of living accommodation synonymous with present day lifestyle requirements.

- Entrance Hall
- 5 Bedrooms
- Spacious dining kitchen
- Master bedroom with Ensuite
- Lounge
- Utility space
- Dining Room
- Downstairs WC
- Prime Location
- EPC Rating: D67

The accommodation in further detail comprises...

Entrance Hall having composite front door, within a featured archway, wood effect flooring, understairs storage cupboard, radiator, staircase rising to the first floor and doors to... **Lounge** enjoys a double glazed bay window to the fore and radiator... **Utility** has a sink unit with mixer tap and a work surface, space for dryer and wood effect flooring... **Clockroom** has WC, wall mounted gas combination boiler, pedestal wash hand basin, wood effect flooring... **Dining room** has wood effect flooring, radiator, double glazed patio doors to the garden and internal double doors lead to... **Dining kitchen** which has a matching range of wall and base units and work surfaces over, one and a half bowl sink unit with mixer tap, built in electric oven, with microwave over, inset induction hob with extractor fan over, integrated fridge freezer and dishwasher, separate island which acts as a breakfast bar with wall hung industrial lighting over, two radiators, double glazed windows to the front and rear whilst sliding patio doors lead out to the side... **Landing** has hatch to roof space, radiator, double glazed window with obscure glass to the side and doors to... **Bathroom** has a suite comprising of a panel bath with shower head over, pedestal wash hand basin with mixer tap, WC, vertical heated towel rail, fully tiled flooring, part tiled walls, double glazed window with obscure glass to the rear.. **Bedroom** has double glazed window to the fore and radiator... **Bedroom** has double glazed window to the fore and radiator... **Bedroom** has double glazed window to the rear and radiator... **Bedroom** has double glazed window to the rear and radiator... **Master bedroom** has two double glazed windows to the fore and two radiators whilst the spacious **ensuite** has a shower cubical, pedestal wash hand basin with mixer tap, vertical heated towel rail, WC, tiled flooring and a double glazed window with obscure glass to the side.

Outside to the front of the property is a graveled driveway, there is also a paved patio area and a lawn.

Important Notice – Please note that front and rear boundaries are subject to change.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band D (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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