

**256 HENWOOD ROAD, COMPTON**  
**WOLVERHAMPTON, WV6 8NZ**

**OFFERS IN THE REGION OF £270,000**  
**FREEHOLD**

Three bedroom semi-detached home situated in a highly sought after location, convenient for the varied amenities of both Compton and Tettenhall villages and the pleasant nature walks of Smestow Valley Nature Reserve. Available with NO ONWARD CHAIN, the property has a delightful rear garden and comprises entrance hall, living room, sitting room, dining kitchen, three bedrooms and refitted shower room. A driveway and gated car port provide off road parking



# 256 HENWOOD ROAD

- Nature Reserve To Rear • Convenient For Tettenhall Villae • NO CHAIN • Pleasant Rear Garden • Three Bedrooms • Living Room • Sitting Room • Dining Kitchen • Driveway For Several Vehicles



## APPROACH

The property is approached via a driveway providing off road parking for several vehicles and access to a gated car port.

## ENTRANCE PORCH

Large entrance porch with doorway to the entrance hall.

## HALLWAY

Radiator, staircase to the first floor landing, under stairs cupboard and doors to the dining kitchen and living room.

## DINING KITCHEN

12'11" x 9'10"

Double glazed windows to the front and side, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in oven and hob, plumbing for a washing machine and space for a fridge freezer.

## LIVING ROOM

16'3" x 11'11"

Double glazed sliding patio door to the rear, radiator, fireplace and double glazed double doors to the sitting room.

## SITTING ROOM

16'4" x 7'8"

Double glazed double doors to the front and sliding patio doors to the rear garden.

## FIRST FLOOR LANDING

Loft access hatch and doors to

## BEDROOM ONE

12'4" x 10'0"

Double glazed window to the rear and radiator.

## BEDROOM TWO

12'9" x 9'11"

Double glazed window to the front and radiator.

## BEDROOM THREE

8'5" x 6'1"

Double glazed window to the rear and radiator.

## REFITTED SHOWER ROOM

Double glazed obscure window to the front, tiled walls and suite comprising close coupled w.c, sink with vanity unit and corner shower enclosure.

## REAR GARDEN

A particular feature of the property is the attractive mature lawned garden backing onto the Smestow Valley Nature Reserve. The generous garden has a patio area and shaped lawn, well stocked with a variety of flower and shrub borders.

## TENURE Freehold

The property is Freehold

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

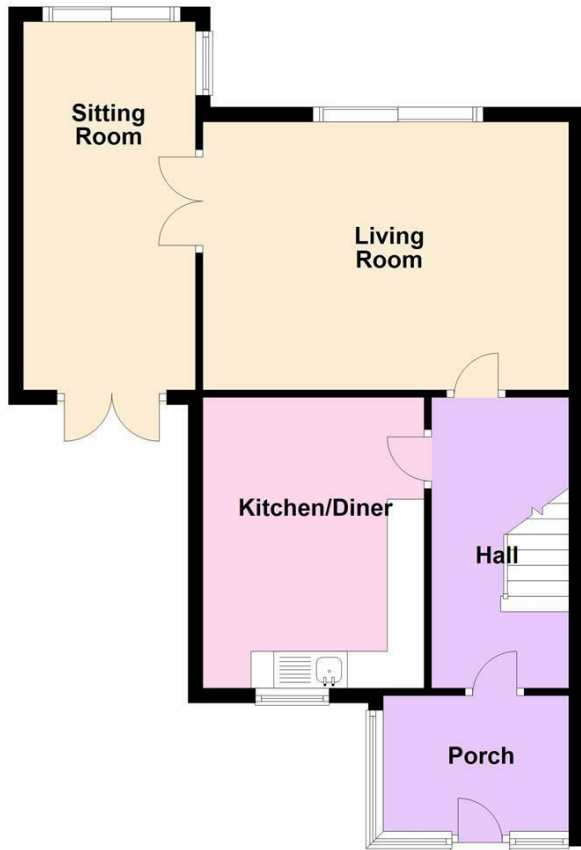
## OTHER INFORMATION

The agent understands that there is a grant of probate outstanding.

## 256 HENWOOD ROAD



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
 enquiries@swfestateagents.co.uk  
 www.swfestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements