



## 6 CLARK ROAD COMPTON WOLVERHAMPTON, WV3 9NP

OFFERS IN THE REGION OF £240,000  
**FREEHOLD**

Large period style home arranged over three floors and providing superb family accommodation throughout. Well located for access to highly regarded schools including Wolverhampton's Grammar and Girls High, as well as convenient for public transport and local shops. Internally the property features two attractive living rooms, impressive feature dining kitchen, ground floor w.c, three 1st floor double bedrooms and a large attic room currently used as a bedroom.





## 6 CLARK ROAD

- PERIOD PROPERTY • LARGE DINING KITCHEN • LOUNGE • SITTING ROOM • GROUND FLOOR W.C. • THREE 1ST FLOOR BEDROOMS • 2ND FLOOR LOFT ROOM • HIGHLY REGARDED SCHOOLS NEARBY



### RECEPTION HALL

Tiled floor, radiator and doorway to a basement cellar.

### LOUNGE

16'0" into bay x 13'5"

Bay window to the front, radiator, period style fireplace.

### SITTING ROOM

13'5" x 10'8"

Double-glazed window to the rear, radiator, period style fireplace.

### DINING KITCHEN

30'10" x 12'11" max, 7'11" min

Impressive two tier dining kitchen which has a radiator, three double-glazed windows to the side, doors to the w.c. and garden, and a range of fitted wall, drawer and base units with work surfaces above incorporating a sink and a drainer unit with mixer tap.

### GROUND FLOOR W.C.

Window to the side and low-level w.c.

### FIRST FLOOR LANDING

Staircase to the attic room.

### BEDROOM ONE

17'3" x 13'9"

Two double-glazed windows to the front and attractive period style fireplace.

### BEDROOM TWO

13'5" x 10'9"

Double-glazed window to the rear, radiator and

decorative fireplace.

### BEDROOM THREE

11'10" x 10'1"

Double-glazed window to the rear, radiator.

### BATHROOM

Double-glazed obscure window to the side, low-level w.c, bath and sink with vanity cupboard beneath.

### SECOND FLOOR LOFT ROOM

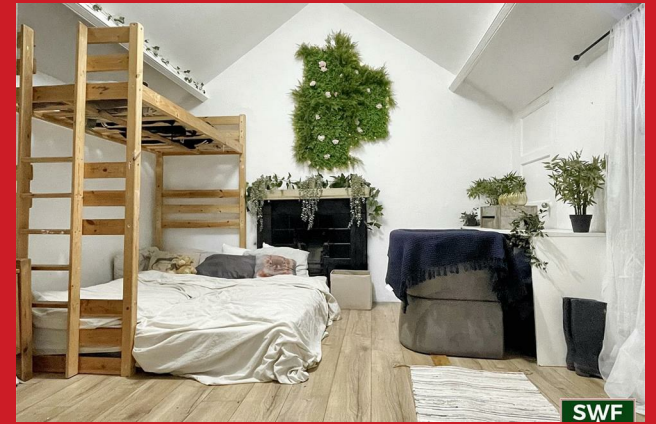
16'1" x 12'4"

Skylight window

### GARDEN

To the rear of the property is a garden with artificial lawn and patio area.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	78
(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	



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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