



74 Bridgnorth Road, Compton, Wolverhampton, WV6 8AG

BERRIMAN
EATON

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A delightfully situated and well appointed bungalow which has been much improved in recent years

LOCATION

74 Bridgnorth Road stands in an elevated position and is set well back from Bridgnorth Road within walking distance of the local shopping facilities, including a Local Sainsburys store, which are available within Compton itself. The further amenities of Tettenhall Village and Tettenhall Wood are nearby and the City Centre is within convenient travelling distance. Regular bus services run along Bridgnorth Road and the area is well served by schooling in both sectors.

DESCRIPTION

The property is a beautifully presented residence providing well proportioned accommodation which is principally arranged over a single storey with the added benefit of a loft room. The property was purchased by the current seller in 2018 and, since that time, the property has been transformed with the layout of the rooms having been remodelled and the property having been refurbished to a high standard. New kitchen and bathroom suites were fitted, new flooring has been laid throughout the ground floor and some of the windows were replaced.

The property now provides a comfortable living environment which is tastefully decorated throughout.

ACCOMMODATION

A covered PORCH with a seating terrace to one side with quarry floor tiling has a composite front door opening into the HALL which has laminated flooring and integrated ceiling lighting together with a well-appointed CLOAKROOM with a contemporary white suite of WC, wall hung wash basin, laminated flooring, integrated ceiling lighting and a double glazed window. The SITTING ROOM has a corner fireplace with a solid fuel burning cast iron stove, laminated flooring, coved ceiling and double glazed windows and doors opening into the CONSERVATORY which is a superb size for a second living room with double glazed windows and door to the garden, vinyl flooring and a radiator helping to make the room usable all year round. The DINING KITCHEN has a full range of contemporary cabinetry with stone working surfaces, a Franke stainless steel sink, space for a range style cooker with AEG extraction unit above, an integrated fridge, a concealed wall mounted Worcester Bosch gas fired central heating boiler, double glazed windows to the side and into the conservatory, laminated flooring and integrated ceiling lighting.

There is a LAUNDRY with cupboards, plumbing for a washing machine, space for a tumble dryer, stainless steel sink, cupboard, a double glazed window, vinyl flooring and a door to the well appointed SHOWER ROOM which has a contemporary suite with a tiled shower and vanity unit with a wash basin and cupboard beneath and a WC with concealed flush, tiled walls and floor, a double glazed window, integrated ceiling lighting and a chrome towel rail radiator.

An alternating tread staircase from the kitchen rises to a LOFT ROOM with timber panelled walls and ceiling, wooden flooring, double glazed roof light and under eaves storage cupboard. The room is currently used as an office / snug.

Doors from the hall lead to the two bedrooms. BEDROOM ONE is a good double room in size with a double glazed window to the front with a lovely view, part feature panelled wall and wiring for a wall mounted TV. BEDROOM TWO is a good double room in size with a double glazed window to the front with views and a wide bank of fitted wardrobes with sliding mirrored doors.

OUTSIDE

The residence stands in an elevated position and is set well back from Bridgnorth Road behind a DRIVEWAY laid in tarmacadam which provides ample off street parking. There is a well-stocked front bed and terracing to the front of the bungalow. There is a GARAGE with electric light and power and an internal door to the property. The REAR GARDEN has paved patio to the rear of the house with steps leading to the rear lawn with further terracing, one of which provides a covered outdoor seating area, a shed and a SUMMER HOUSE.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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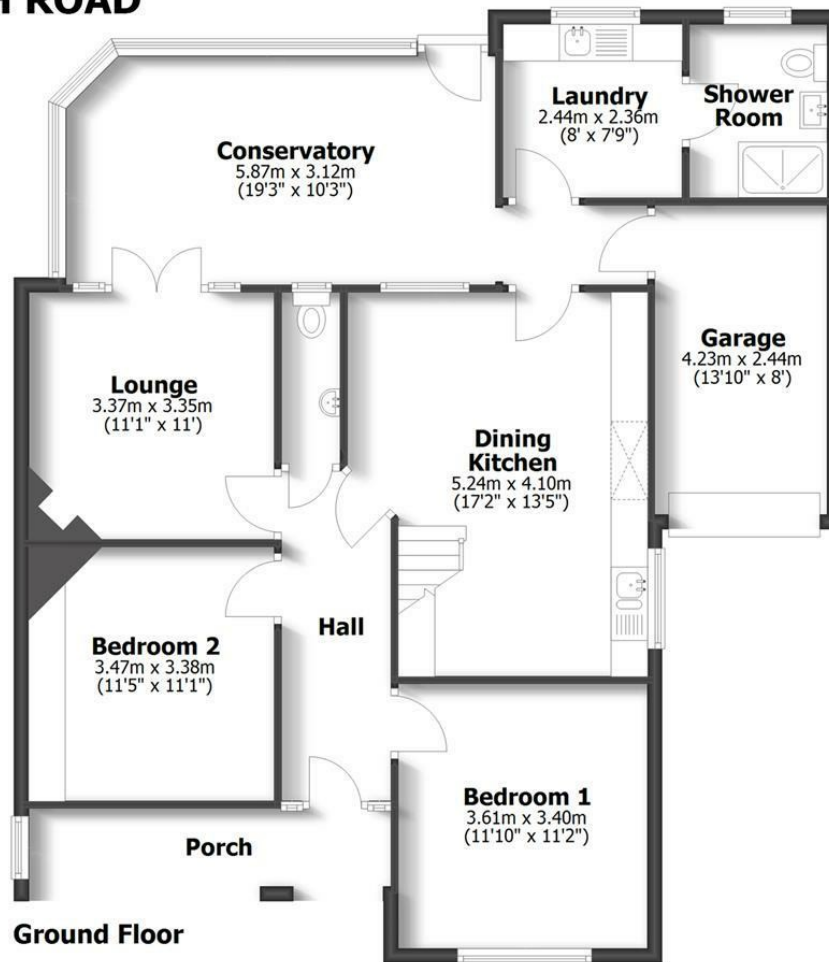
Offers Around
£328,000

EPC: F

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

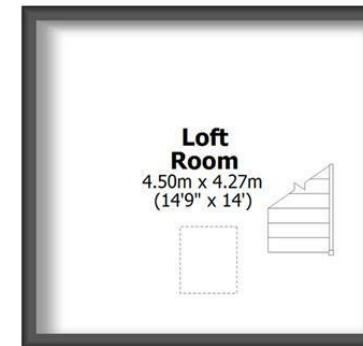


**74 BRIDGNORTH ROAD
COMPTON**



BUNGALOW: 97.5sq.m. 1049sq.ft.
LOFT ROOM: 19.2sq.m. 207sq.ft.
GARAGE: 10.3sq.m. 111sq.ft.
TOTAL: **127sq.m. 1367sq.ft.**

(EXCL. PORCH)
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



First Floor

