



The Homestead, Westland Avenue, Compton, Wolverhampton, WV3 9NT

BERRIMAN
EATON

The Homestead, Westland Avenue, Compton, Wolverhampton, WV3 9NT

A well presented and well appointed four bedroom semi detached property in a sought-after residential location with a beautiful garden to the rear

LOCATION

Westland Avenue is a sought-after road which lies within easy reach of a wide range of local amenities and which is particularly accessible for the city centre itself.

One of the principal attractions of the location is the excellent proximity to a wide range of schooling of high repute in both sectors. Wolverhampton Grammar School and the Girls High School are within walking distance and St Peters and St Edmunds are nearby.

DESCRIPTION

The Homestead is a well proportioned semi-detached property sitting in a corner plot which has a large and beautiful garden to the rear. There are two reception rooms to the ground floor along with a good size dining kitchen, laundry and guest cloakroom to the ground floor and four bedrooms, a bathroom and an ensuite cloakroom to the first floor. There is off street parking to the front and beautiful gardens to the front and rear.

ACCOMMODATION

A double glazed PORCH with tiled floor and wiring for wall light has a glazed door opening into the HALL with understairs storage. The LOUNGE has a double glazed bay window overlooking the front, a gas fire in brick surround, ceiling coving and wiring for wall lights. The SITTING ROOM has a double glazed patio door to the rear garden, wiring for wall lights, a gas fire with wooden surround. The DINING KITCHEN is a large, light room with double glazed windows to two elevations, a range of wall and base units with under counter lighting, roll top working surfaces with tiled splash back, stainless steel triple sink and drainer, plumbing for a washing machine, a coordinating centre island on wheels, plumbing for a dishwasher, a five ring gas hob with filtration unit above, double integrated Bosch oven and combi microwave oven, integrated fridge, ample space for dining, a wall mounted boiler and a door to the LAUNDRY with coordinating units to those in the kitchen, plumbing for a washing machine and tumble dryer, ample space for a freezer, a double glazed door to the garden and a GUEST CLOAKROOM with WC and a wall mounted wash basin with tiled splash back. The garage was converted to create the laundry and there is a STORE in the remaining part of the garage with electric light and power, window and garage doors to the front.

A staircase with wooden balustrading rises to the first floor landing with two double glazed windows to the front, access to the part boarded loft and access to a second loft. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with a double glazed bay window to the front and an EN-SUITE CLOAKROOM with a pedestal wash basin, part tiled walls and WC. BEDROOM TWO is also double in size and has a double glazed window to the rear garden and wiring for a wall mounted TV. BEDROOM THREE is a good size double room with a through elevation with double glazed windows to the front and rear. BEDROOM FOUR has a double glazed window to the rear and the HOUSE BATHROOM has a panelled oversize bath with electric shower over, pedestal wash basin, WC, double glazed windows and a linen cupboard housing the hot water cylinder and slatted shelving.

OUTSIDE

The Homestead sits well back from the road behind a castellated boundary wall with a DRIVEWAY laid in brick paviours with a shaped lawn to one side with flowering borders.

There is gated side access to the large REAR GARDEN. There is a brick paved entertaining terrace to the rear with shaped lawn beyond with fruit trees and beautiful, flowering shrubs to the borders. The garden benefits from a SUMMER HOUSE with electric light and power, a greenhouse, two sheds, external lighting and cold water supply.

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.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£385,000

EPC: D

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.



THE HOMESTEAD
WESTLAND AVENUE, COMPTON

HOUSE: 149.1sq.m. 1605sq.ft.
 STORE: 5.7sq.m. 62sq.ft.
TOTAL: 154.8sq.m. 1667sq.ft.

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



