



97 Henwood Road, Compton, Wolverhampton, WV6 8PJ

BERRIMAN
EATON

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A superbly situated, detached and extended family home standing in a small slip-road well back from Henwood Road itself with superb, three double bedroom accommodation over two floors

LOCATION

Henwood Road stands in a popular and convenient address and the excellent local facilities available within Tettenhall itself are in easy reach with the further, more extensive amenities provided by Tettenhall, Newbridge and the City Centre being within convenient travelling distance. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

97 Henwood Road has been well looked after by the current owners and offers light, well proportioned accommodation over two storeys. There are three reception rooms and a dining kitchen and shower room to the ground floor, the garage has been converted and now provides a utility and a laundry. The first floor has three double bedrooms and bathroom. There are contemporary doors throughout the property along with contemporary kitchen and bath / shower rooms. The property benefits from double glazing, gas central heating a beautiful rear garden and a driveway to the front.

ACCOMMODATION

A double glazed patio door opens into the PORCH with a double glazed door opening into the HALL with a ground floor SHOWER ROOM with a corner shower with panelled walls, vanity unit with wash basin and cupboards, WC, wood laminate flooring, part tiled walls and double glazed window. The LOUNGE has double glazed French doors and windows to the rear garden and an electric fire in a marble surround. The STUDY has a double glazed window to the front. There is a SITTING ROOM with double glazed French doors and windows to the rear garden and the DINING KITCHEN has a range of contemporary wall and base units with granite working surfaces, an under mounted sink, space for a range style cooker with filtration unit above, an integrated dishwasher, integrated fridge freezer, there is ample space for dining, integrated ceiling lighting, an atrium, double glazed windows to two elevations and a double glazed door to the garden. There is a UTILITY with granite working surface, tiled splash back and integrated ceiling lighting and a door to the LAUNDRY with wall and base units, space and plumbing for washing machine and tumble dryer and double glazed door to the side. This room was previously the garage and still has the roller shutter door to the front.

Stairs from the hall rise to the first floor landing with a double glazed window to the front. BEDROOM ONE is a good size double room with double glazed windows to the front and rear. BEDROOMS TWO AND THREE are also double in size with double glazed windows and the HOUSE BATHROOM has a panelled bath with a rainfall head and separate hose, vanity unit with wash basin and cupboards, WC, wood laminate flooring, part tiled walls, heated ladder towel rail, double glazed window, a useful storage cupboard with shelving and access to the loft.

OUTSIDE

97 Henwood Road sits on a slip road well back from the main road behind a DRIVEWAY laid in imprinted concrete with a shaped lawn to one side.

There is gated side access to the private REAR GARDEN with a paved patio and a low rise wall to the shaped lawn with planted and flowering beds and borders. The property benefits from an external cold water supply and external lighting.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 three of 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
£417,500

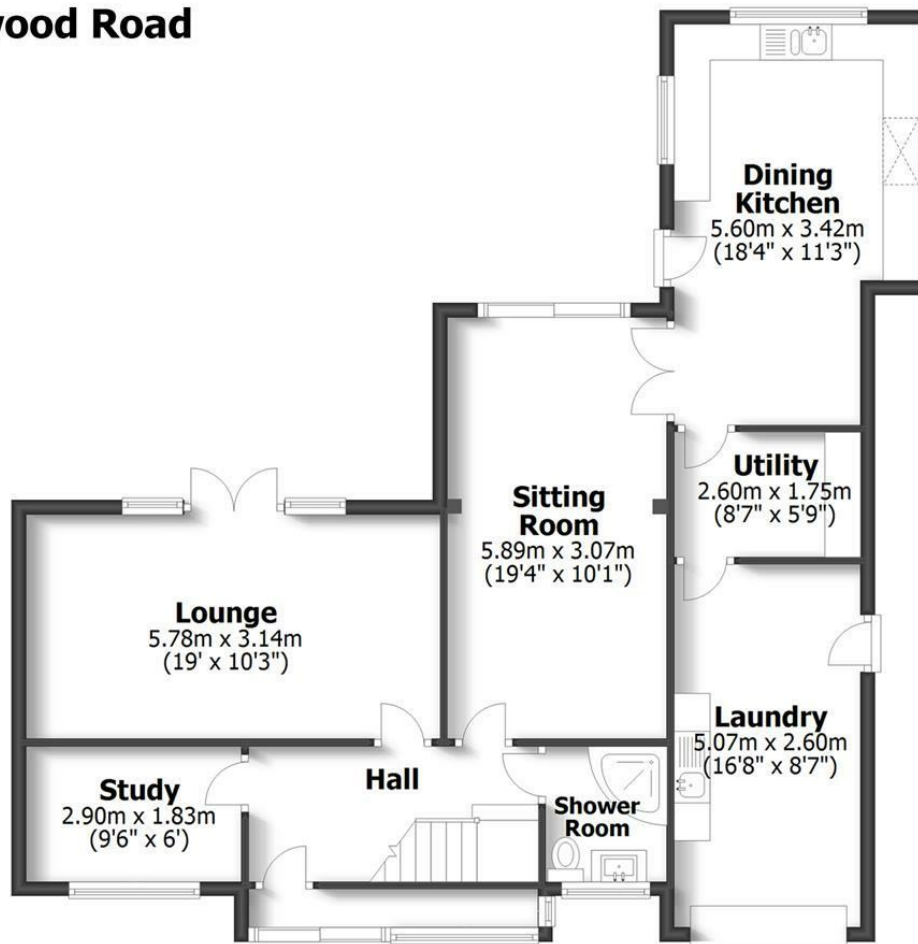
EPC: E

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.

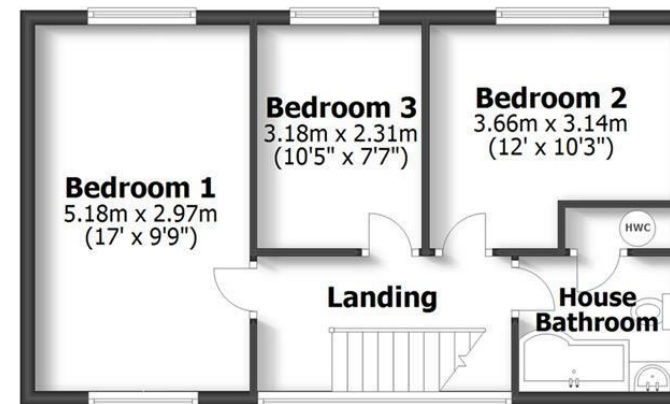


97 Henwood Road
Compton

HOUSE: 125.6sq.m. 1351sq.ft.
 GARAGE: 13.2sq.m. 142sq.ft.
TOTAL: 138.8sq.m. 1493sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

