



4 Forton Close, Compton, Wolverhampton, WV6 8AY

BERRIMAN
EATON

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A well presented three bedroom link detached property, in a sought-after residential location close to local amenities and schooling, and which comes with the benefit of no upward chain

LOCATION

Forton Close stands in a fine position in an established and popular development which provides an ideal family environment. The property stands within easy reach of the wide ranging local facilities available within the Compton shopping centre, Tettenhall Wood and Tettenhall village and there is easy access to the further amenities afforded by the City Centre. Furthermore, the area is particularly well served by schooling in both sectors.

DESCRIPTION

4 Forton Close has a large reception room with ample space for seating and dining, there is a conservatory off the end of the room and a kitchen. To the first floor there are three bedrooms and two bathrooms. The property benefits from double glazing, gas central heating, a drive with a garage beyond with a store at the rear leading into the rear garden. There is no upward chain.

ACCOMMODATION

Steps rise to a double glazed door which opens into the HALL with wood laminate flooring, a useful cloaks and storage cupboard and a GUEST CLOAKROOM with WC, wash basin with cupboards beneath and a double glazed window. There is a large RECEPTION ROOM with ample space for both seating and dining with a full height, double glazed window to the front and double glazed patio doors to the CONSERVATORY which is fully double glazed with a double glazed door to the garden. The KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash back, there is a four ring gas hob with filtration unit above and electric oven beneath, a stainless steel sink and drainer with a double glazed window over, space for an under counter fridge and a door to the LAUNDRY with plumbing for a washing machine, a circular sink and an under stairs pantry area along with an internal door to the garage.

Stairs rise to the first floor landing. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with a double glazed window over the front elevation and an EN-SUITE BATHROOM with a panelled bath, WC, wash basin, heated ladder towel rail and a double glazed window. BEDROOM TWO is also double in size with a double glazed window to the rear and BEDROOM THREE is a good size with a double glazed window overlooking the rear garden. The BATHROOM has a panelled bath with tiled surround and shower over, WC, wash basin and a double glazed window.

OUTSIDE

4 Forton Close sits in an elevated position with a shaped lawn with planted borders to the front with a DRIVEWAY laid in tarmac leading to the GARAGE has an up and over door, an internal door to the laundry and a STOREROOM to the rear with a door to the garden.

The REAR GARDEN has a decked terrace with a shaped lawn beyond with planted borders.

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.

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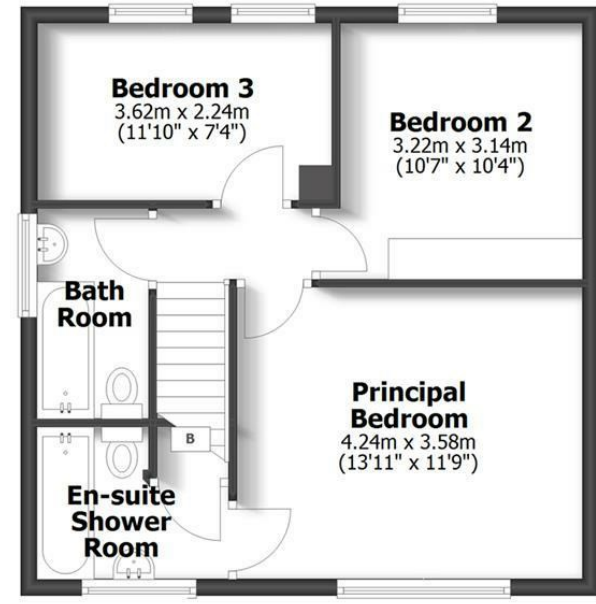
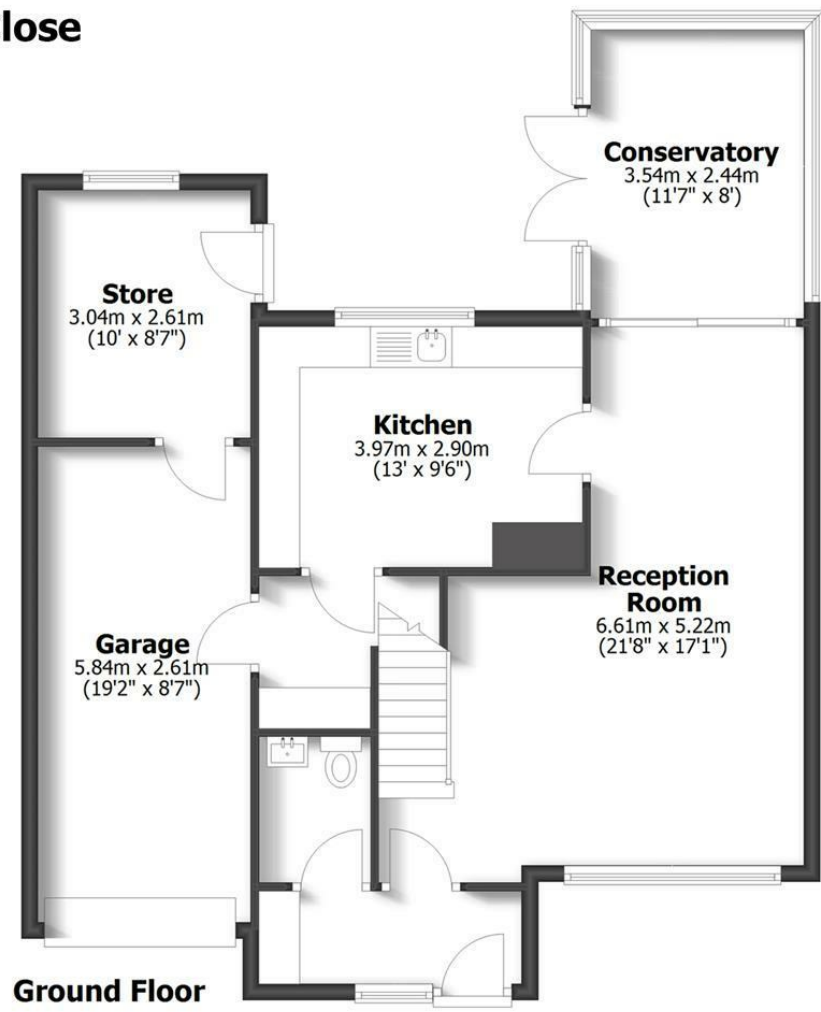
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.



4 Forton Close
Compton

HOUSE: 102.9sq.m. 1108sq.ft.
 GARAGE: 23.4sq.m. 252sq.ft.
TOTAL: 126.3sq.m. 1360sq.ft.
 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

