



Ash End House, 17 The Burrow, Compton, Wolverhampton, WV3 9DD





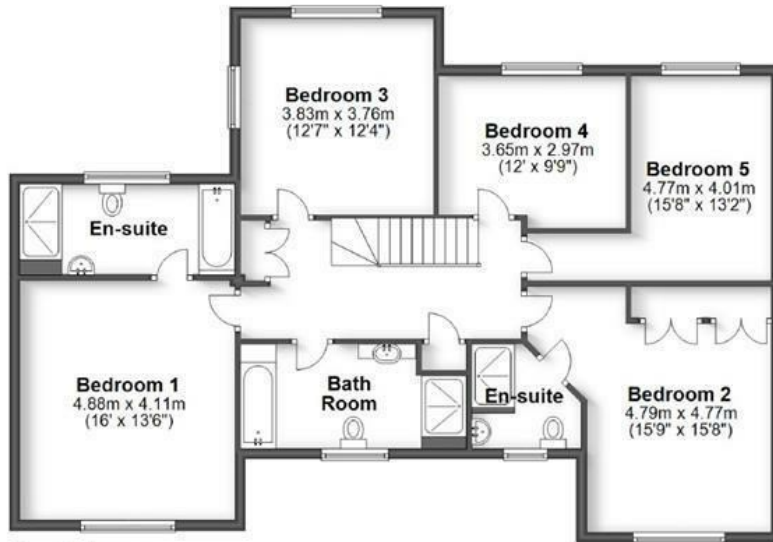
Ash End House, 17 The Burrow, Compton, Wolverhampton, WV3 9DD

A substantial, modern family home forming part of the most exclusive development to have been constructed within the area in recent years with extensive accommodation, a triple garage with potential leisure room above and a large plot of approximately 0.5 acres

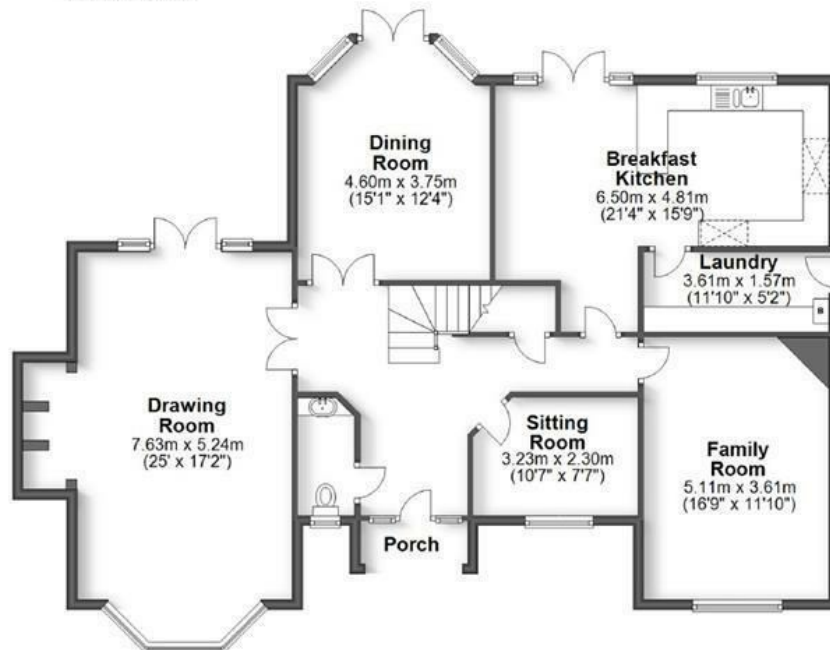
ASH END HOUSE
17 THE BURROW, COMPTON

HOUSE: 240.7sq.m. 2591sq.ft.
 GARAGE & LOFT: 99.6sq.m. 1073sq.ft.
TOTAL: 340.3sq.m. 3664sq.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



Ground Floor



LOCATION

Ash Hill is an exceptionally sought after address within the Wolverhampton conurbation and has long since been hailed to be one of the finest residential areas nearby. The Burrow is a stunning, modern development standing at the end of Ash Hill within beautiful surrounding grounds.

Local facilities are readily accessible within Compton and Tettenhall Village, there is easy travelling to Wolverhampton City Centre and communications are excellent with mainline rail services running from Wolverhampton station and the M5, M6 and M6 Toll facilitating access to Birmingham and the entire national motorway infrastructure.

The area is particularly well served by schooling in both sectors with Wolverhampton Grammar School and Wolverhampton Girls High School both being easily accessible together with the entrance St Peters and St Edmund's School standing almost opposite the end of Ash Hill.

DESCRIPTION

The Burrow is an exceptional, modern development standing in beautiful, matured and well-tended parkland style grounds at the end of Ash Hill. The development was created by Charles Church Homes in 2004/2005 and is undoubtedly the finest modern development to have been undertaken in recent years within the area.

Ash End House stands in a particularly fine situation at the head of The Burrow and benefits from superb gardens which are unusually large for a modern house, and which extend to approximately half an acre in total. The property has attractive elevations of architectural merit and handsome stone detailing.

The property is beautifully appointed throughout with luxurious fixtures and fittings to all of the rooms including fine kitchen and bathroom suites, some superb oak joinery and tasteful décor. There are superbly proportioned formal reception rooms coupled with more informal living areas to the ground floor, five double bedrooms with three bath/shower rooms to the upper storey and a detached triple garage with a potential leisure room above.

ACCOMMODATION

An open fronted arched PORCH leads to the RECEPTION HALL with Amtico flooring, understairs cupboard and a well-appointed GUEST CLOAKROOM. Glazed double doors from the hall open into the DRAWING ROOM with a light, through aspect with a bay window to the front and French doors and windows to the garden, exposed brick, wide Inglenook with living flame gas fire which is remote controlled. Glazed double doors from the hall also lead to the DINING ROOM with a walk in bay to the rear with French doors and windows opening into the garden and a further side window. There is a FAMILY ROOM with a window to the front, a minster stone style corner fireplace with a living flame coal effect gas fire and there is a SITTING ROOM with a window to the front. The BREAKFAST KITCHEN has ample space for both informal dining and preparation areas with a comprehensive range of wall and base mounted cupboards, granite surfaces, space for an American style fridge freezer, space for a range style cooker with stainless steel extraction chimney above, an integrated Bosch dishwasher, tiled floor and French doors and rear windows overlooking the garden. There is an adjoining LAUNDRY with base mounted storage units, tiled floor and a side door.

A fine staircase with carved balustrading rises to the galleried landing with a store cupboard and airing cupboard. The PRINCIPAL SUITE has a large double bedroom with a window to the front and an EN-SUITE BATHROOM with a well-appointed white suite with a panelled bath, WC and pedestal basin, separate fully tiled shower, part tiled walls, tiled floor, window, chrome towel rail radiator and shaver point. THE GUEST SUITE has a double bedroom with a window to the front, two built in double wardrobes and a well-appointed EN-SUITE SHOWER ROOM with a white suite of WC and pedestal basin together with a fully tiled shower, part tiled walls, tiled floor, window and shaver point. There are THREE FURTHER DOUBLE BEDROOMS and a well-appointed HOUSE BATHROOM with a white suite with panelled bath, WC and wash basin set within a vanity stand, separate fully tiled shower, tiled floor, tiled walls, chrome towel rail radiator and shaver point.

OUTSIDE

Ash End House stands in a superb plot with a wide frontage and large front lawns, a DRIVEWAY laid in brick pavements affording ample off street parking for several vehicles and a DETACHED TRIPLE GARAGE BLOCK with three elevating doors, one of which is remote controlled, electric light and power and stairs to a part completed leisure room above.

There is gated side access to the substantial REAR GARDEN which is unusual in size for a modern house of this nature with an expansive, shaped rear lawn with matured trees, beds and borders and a paved patio.

SERVICE CHARGE

We are informed by the vendor that there is an annual service charge of £900 towards the cost of the maintenance of the communal areas.

The property is located in a conservation area

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND H – 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 are likely to cover the area

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

Offers Around £995,000

EPC: C

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.







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