



6 Pickwick Gardens, Compton, Wolverhampton, WV3 9EH

BERRIMAN  
EATON







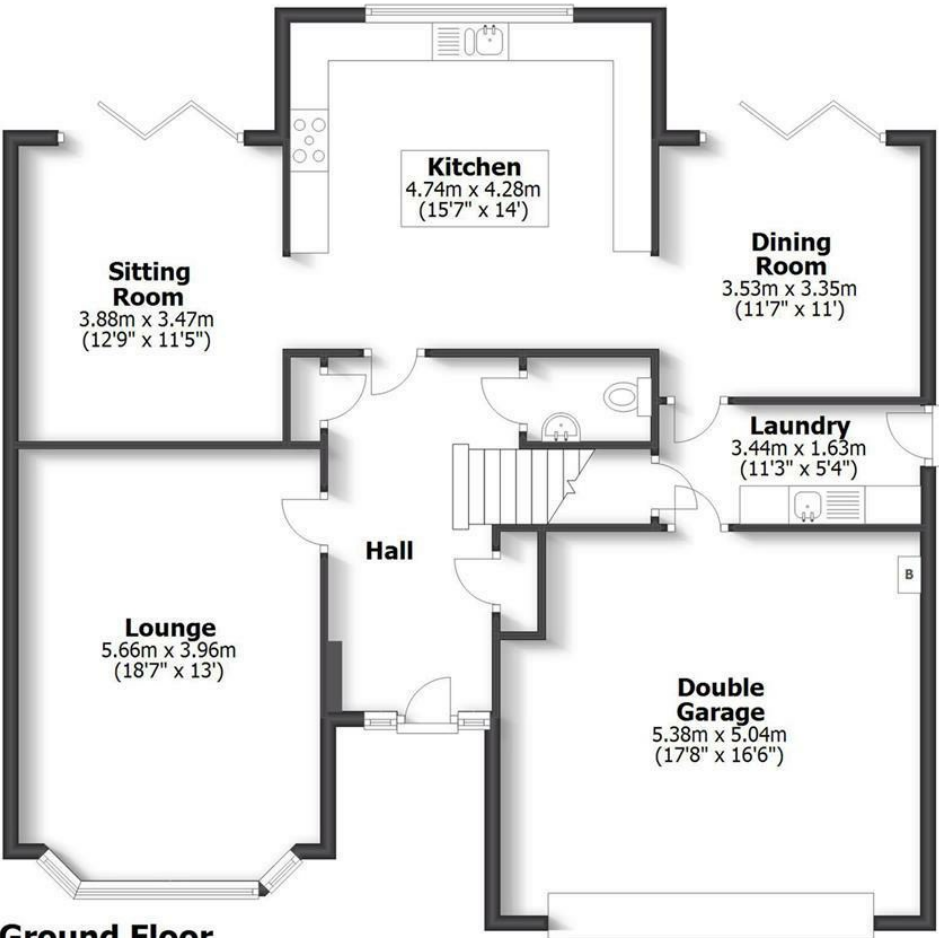


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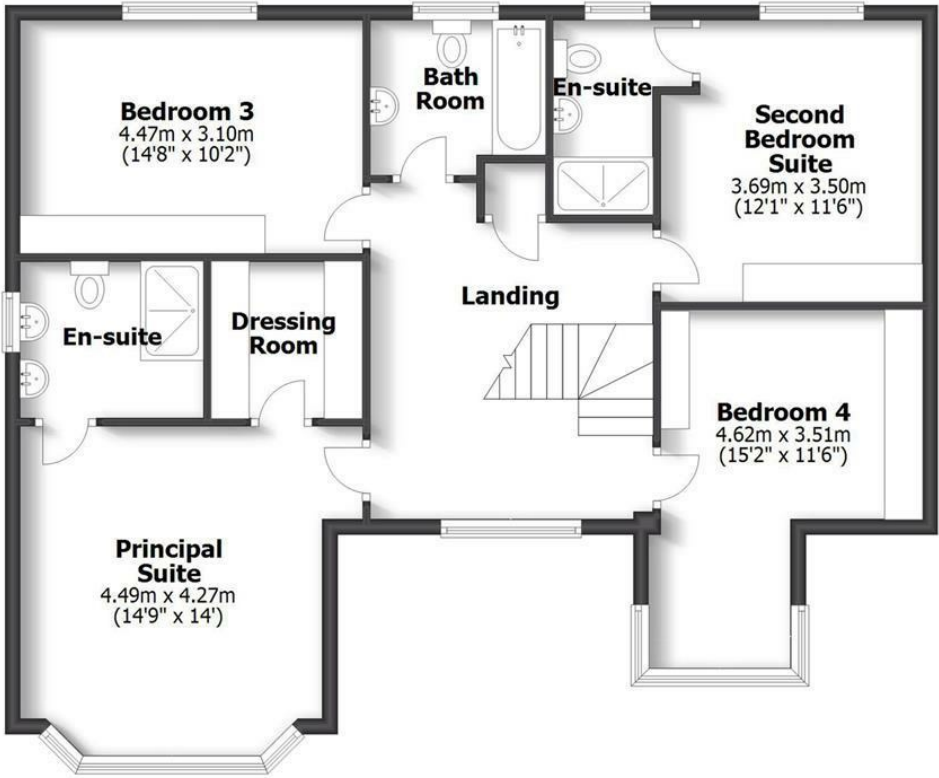
A stylish family home which stands within a particularly sought after modern development with extremely well proportioned living accommodation throughout



**6 PICKWICK GARDENS**  
**COMPTON**



**Ground Floor**



**First Floor**

HOUSE: 184.7sq.m. 1988sq.ft.  
GARAGE: 26.6sq.m. 286sq.ft.  
**TOTAL: 211.3sq.m. 2274sq.ft.**

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



## LOCATION

Compton Park is a recent development located just off Compton Road West which is one of the main roads leading into Wolverhampton and is conveniently situated for easy access to the full range of amenities available within the City Centre itself.

There are local facilities available within the Compton shopping centre and good schooling is nearby with Wolverhampton Grammar School, the Girls' High School, St Peter's and St Edmund's all being within walking distance.

## DESCRIPTION

6 Pickwick Gardens is a superb, modern family home with exceptional accommodation of notable portions which is ideal for contemporary requirements, and which is presented to show home standards.

All of the appointments are of the highest calibre and the décor is light and neutral. There is a fine flow of rooms with a semi open plan arrangement of a sitting room and dining room, either side of the kitchen, extending across the full width of the house to the rear.

## ACCOMMODATION

A composite front door with window to one side opens into the large HALL with tiled flooring, two useful cloaks and storage cupboards and a GUEST CLOAKROOM with wall mounted wash basin, WC and tiled flooring. There is a large LOUNGE with a double glazed walk in bay window to the front and the focal point of the ground floor is the superb, semi open plan arrangement of the LIVING / DINING / KITCHEN with tiled flooring throughout and integrated ceiling lighting. The contemporary kitchen has a range of wall and base units with quartz working surfaces and splash back, under counter lighting, an under mounted sink, a range of integrated appliances including a six ring AEG hob with stainless steel splashback and extractor fan above, an Electrolux dishwasher, two AEG ovens, space for an American style fridge freezer, a coordinating centre island with breakfast bar end. The SITTING ROOM and DINING ROOM sit either side of the kitchen with bifold doors from each to the rear garden. The LAUNDRY has coordinating units to those in the kitchen with a stainless steel sink and drainer, integrated washing machine and tumble dryer, tiled floor, a store cupboard, a double glazed window to the side and an internal door to the garage.

Stairs with wooden balustrading rise to the first floor landing with a double glazed window to the front, access to the loft and a cupboard housing the pressurised hot water system. The PRINCIPAL BEDROOM SUITE is a superb double room with a double glazed window to the front, a DRESSING ROOM with hanging rail and shelving and an EN-SUITE SHOWER ROOM laid out in a wet room style with tiled shower corner, WC, twin wash basins with drawers beneath, tiled floor, part tiled walls, heated ladder towel rail and a double glazed window. The SECOND BEDROOM SUITE has a good size double bedroom with a range of built in wardrobes, double glazed window to the rear and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, wash basin with drawers beneath, WC, tiled floor, a double glazed window and a heated ladder towel rail. BEDROOM THREE is a good size double room with a range of fitted wardrobes with mirrored sliding doors and a double glazed window to the rear garden and BEDROOM FOUR is also double in size with a range of fitted wardrobes with sliding doors and a step up to a deep walk in bay which could be ideal for a desk or dressing table. The HOUSE BATHROOM has a panelled bath with shower over and tiled surround, wash basin with drawers beneath, WC, tiled floor, heated ladder towel rail and a double glazed window.

## OUTSIDE

A spur driveway leads to the property with a DRIVEWAY laid in brick setts with a shaped lawn to one side and porcelain tiles lead to the front door. The DOUBLE GARAGE has an electric up and over door, concrete floor, electric light and power and a wall mounted gas fired central heating boiler.

A side gate opens onto a wide path leading to the REAR GARDEN with several seating areas laid in porcelain tiles including a raised patio with pergola, a shaped law, external cold water supply and a large storage area to one side.

## ESTATE CHARGE

There is an estate charge payable to cover the costs of the maintenance of the communal areas. Payment is currently yearly at £348.92 per annum. We advise that you arrange for your solicitor to confirm these details.

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

COUNCIL TAX BAND G – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

The long term flood defences website shows very low

Offers Around £735,000

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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