



1 Marchant Road, Compton, Wolverhampton, WV3 9QG

**BERRIMAN**  
**EATON**

# 1 Marchant Road, Compton, Wolverhampton, WV3 9QG

Built in 2015, this is a superb three storey family home in a sought-after residential location close to several schools of high repute. Excellent as a family home or, should buyers so wish, the current tenant would stay on should the buyer be an investor.

## LOCATION

Marchant Road is a small street which runs off Compton Road (A454) in a green and leafy suburb approximately one mile to the west of Wolverhampton City Centre.

Local facilities are available within walking distance and the further, more extensive amenities provided by Chapel Ash and the City Centre itself are within easy reach.

Public transport services are excellent with regular bus services running along the Compton Road and the area is particularly well served by schooling with both Wolverhampton Grammar School and Wolverhampton Girls' High School being within walking distance together with St Peter's and St Edmund's Collegiate Schools being on hand.

## DESCRIPTION

1 Marchant Road is a well proportioned semi-detached property with rooms of generous proportions over three floors. The property has four bedrooms, three bath / shower rooms, a lounge and a dining kitchen. There is double glazing and gas central heating, off road parking and a rear garden. The property is currently tenanted on an AST and, whilst the landlord will give notice when a buyer is found, the tenant would like to stay on if this was being purchased as an investment property.

## ACCOMMODATION

A double glazed front door opens into the HALL with wood laminate flooring, a useful understairs store and a GUEST CLOAKROOM with WC, wash hand basin, wood laminate flooring and a double glazed window. The LOUNGE is a good size room with a double glazed walk in bay window to the front and a wall mounted, contemporary pebble effect electric fire. There is an excellent size DINING KITCHEN with a range of wall and base units with butchers block working surfaces with matching splash back, stainless steel sink and drainer with double glazed window over, four ring gas hob with splash back and stainless steel extraction chimney over and built under electric oven, integrated dishwasher, integrated washing machine, integrated tumble dryer, ample space for a fridge freezer, there is integrated lighting and wood laminate flooring throughout the entire room with ample space for dining and double glazed French doors opening into the rear garden.

Stairs from the hall rise to the first floor landing. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with two double glazed windows to the front and an EN-SUITE SHOWER ROOM with a fully tiled shower cubicle, WC, vanity unit with wash basin and cupboards beneath, integrated ceiling lighting, tiled flooring and a double glazed window. BEDROOM TWO is a good size double room with a double glazed window and built in wardrobes. BEDROOM THREE is also a good size room with a double glazed window to the rear garden and the BATHROOM has a panelled bath with shower over, vanity unit with wash basin, cupboards and WC, heated ladder towel rail, part tiled walls, integrated ceiling lighting, a double glazed window and a linen cupboard with slatted shelving.

A further staircase rises to the upper floor landing with a good size FOURTH BEDROOM which is double in size with two roof lights, under eaves storage and an EN-SUITE SHOWER ROOM with tiled cubicle, WC, vanity unit with wash basin and cupboard, heated ladder towel rail, tiled flooring and a roof light.

## OUTSIDE

1 Marchant Road sits behind a low rise boundary wall with a shaped lawn beyond with planted beds and borders. There is a brick paved DRIVEWAY affording parking for several vehicles and gated side access to the REAR GARDEN with a paved patio to the rear of the property with a low rise brick wall and steps rising to the lawn which is a part walled garden with fencing to the remainder of the borders and a shed.

We are informed by the Vendors that all mains services are connected.  
COUNCIL TAX BAND C – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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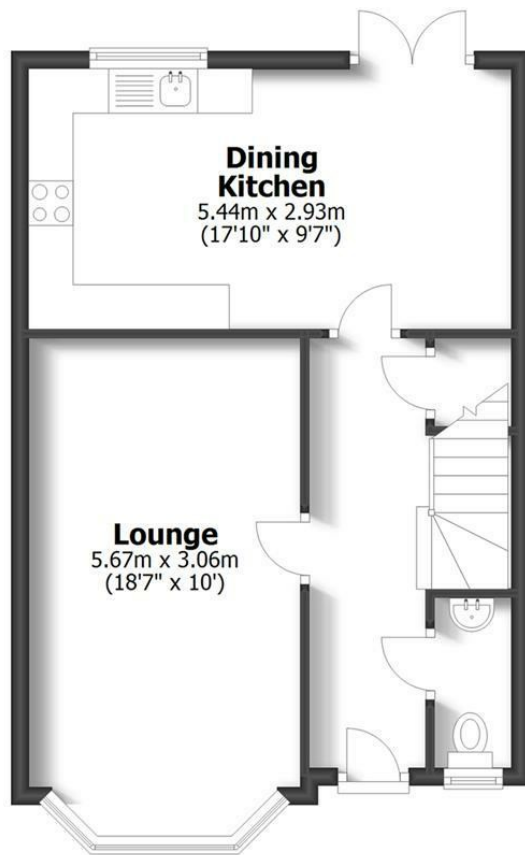
EPC: B

**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.

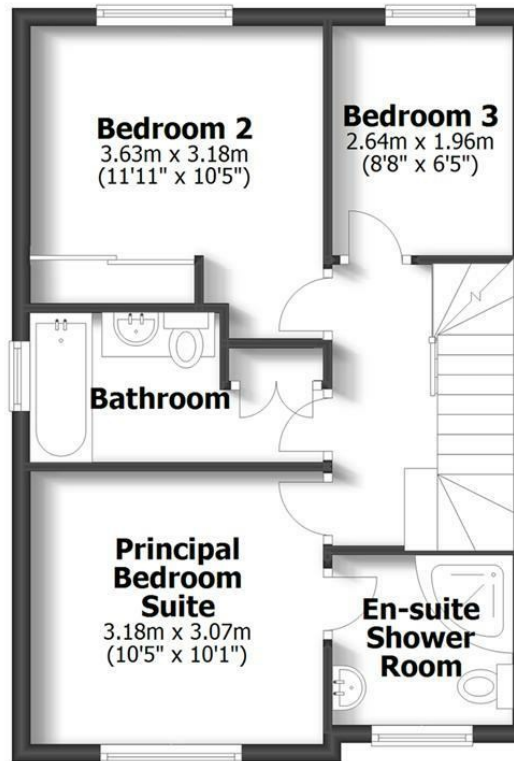


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Compton**

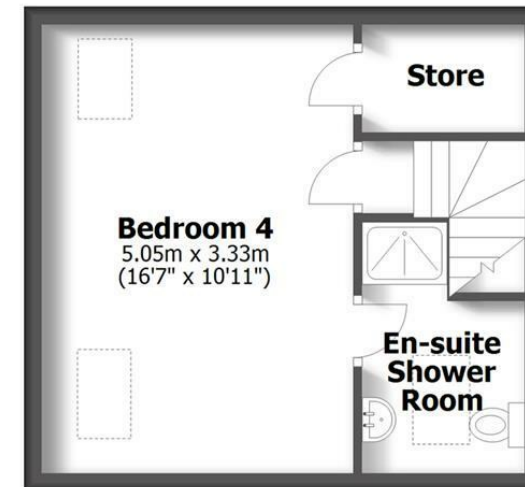
**TOTAL: 112.5sq.m. 1211sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**

