



7 Compton Hill Drive, Compton

THOMAS HARVEY
ESTATE AGENTS

A Three Bedroom Detached Property With The Accommodation Across One Level, In A Small Cul De Sac & Adjacent To Smestow Nature Reserve

7 Compton Hill Drive, Compton, Wolverhampton, WV3 9DL
Asking Price: £430,000

Tenure: Freehold
Council Tax: Band F – Wolverhampton
EPC Rating: E (51) – No 4700-2803-0922-2393-3543
Total Floor Area: 1658sq feet (154.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
No Upward Chain

Situated in a small select cul de sac located just off Compton Road West in a most sought after location of Wolverhampton, this individually designed split level detached property offers deceptive & spacious living accommodation, ideal for buyers requiring the accommodation of a good size home, yet all on one level.

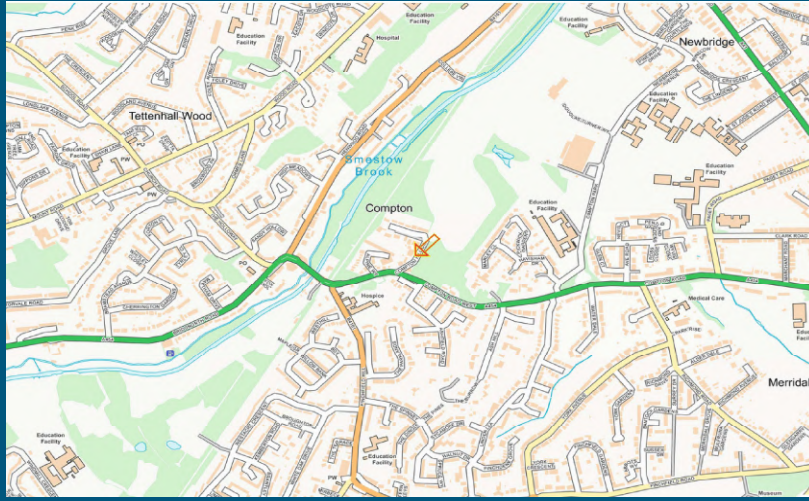
At approximately 1,658sq ft., 7 Compton Hill Drive has been well maintained over the years to create a most comfortable interior, with internal inspection highly recommended to appreciate the recent restyling which includes refitted luxury shower room, delightful breakfast kitchen and a large double glazed conservatory which enjoys a pleasant outlook over the fully stocked rear garden.

The present layout includes entrance hall with fitted cloakroom, front 20ft living room with distinctive York stone fire place, dining room leading to the conservatory and smart breakfast kitchen which is fitted with an extensive suite of matching units including built in appliances. Adjacent is a useful utility which also provides access to the side exterior. An inner hall leads to the three good bedrooms all with built in wardrobes/ furniture and the bathroom has been recently refitted with a superior shower room suite. At the front of the property is a driveway providing ample off road parking and leads to the double garage with remote controlled door. As the property occupies a generous plot, a feature of No 7 is the sympathetically landscaped, mature rear garden which provides a picturesque setting, with enviable rear views but maintaining the maximum privacy.

Although located in a quiet & remote setting, within walking reach to Smestow Nature Reserve, the property is in easy reach of the majority of amenities including shops, schooling in both sectors, bus routes, the facilities in both Compton & Tettenhall Village and Wolverhampton city centre is less than approx. 2 miles away.

A first class example of its type and perfect for buyers requiring a property, ready to just move into, the accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Entrance Hall: Composite front door with double glazed opaque side window, radiator, coved ceiling and built in cloaks cupboard.

Fitted Cloakroom: Fitted with a full width vanity unit including storage & recessed WC, radiator, coved ceiling, tiled splashbacks and extractor fan.

Living Room: 16'1" (4.90m) x 16'1" (4.90m)

Feature York stone fireplace with gas coal fire, stone hearth with matching display shelving, radiator, wall light points, coved ceiling and double glazed window to side with matching bow window to front.

Dining Room: 11'6" (3.50m) x 9'10" (3.00m)

Radiator, coved ceiling and internal double glazed sliding doors to: **Conservatory:** 19'8" (6.00m) x 9'6" (2.90m) Ceiling light & fan, fitted window blinds, tiled flooring and double doors to rear garden.

Breakfast Kitchen: 11'10" (3.60m) x 11'6" (3.50m max)

Fitted with an extensive suite of matching light coloured units comprising white 1½ drainer ceramic sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops & breakfast table, suspended wall cupboards with under lighting, built in appliances include Bosch dishwasher, Neff microwave, double oven with combination oven grill over & 4- ring gas hob with concealed extractor hood, radiator, part tiled walls, recessed ceiling spotlights, coved ceiling, tiled effect cushioned vinyl flooring and double glazed window to side. **Utility:** 7'1" (2.15m) x 6'3" (1.90m) Built in suspended wall cupboards & worktop, plumbing for washing machine, wall mounted Glow Worm gas fired central heating boiler, recessed ceiling spotlights, tiled effect cushioned vinyl flooring and PVC double glazed opaque door to side with matching window.

Bedroom Two: 10'10" (3.30m) x 9'10" (3.00m)

Built in twin double wardrobes with overhead stores, radiator, coved ceiling and internal double glazed window to rear.

Inner Hall: Built in airing cupboard, coved ceiling and loft hatch.

Shower Room: 9'6" (2.90m) x 5'7" (1.70m)

Refitted with a modern luxury suite comprising walk in double shower enclosure with power shower over, vanity unit with storage & recessed WC, heated towel rail, tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to front.

Bedroom One: 13'5" (4.10m) x 13'1" (4.00m)

Fitted with a range of built in furniture including wardrobes, overhead stores, bedside cupboards & dressing table, radiator, wall light points, coved ceiling and double glazed window to rear.

Bedroom Three: 10'4" (3.15m) x 8'10" (2.70m)

Built in furniture including double wardrobe, bedside drawers, overhead stores, dressing table & mirrored cabinet unit over, radiator, coved ceiling and double glazed window to front.

Garage: 21'11" (6.68m) x 15'2" (4.63m)

Remote controlled garage door, power, lighting and built in storage cupboards at rear

Rear Garden: Neatly landscaped to provide a most pleasant & charming outlook with full width paved patio having sunken floor spot lighting, steps lead down to a shaped centre lawn with flowering borders and having a variety of shrubs & trees, timber garden shed, rear steps lead to the raised lawned area with further flower beds, surrounding fencing, exterior lighting, water supply and side gate leading to front.

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.



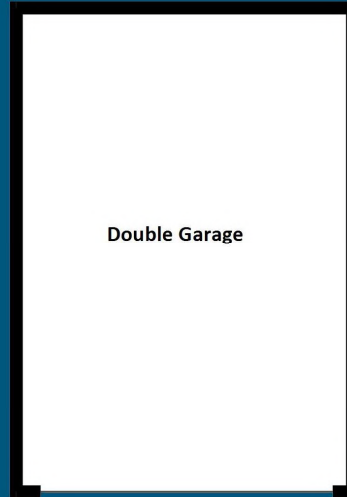












**Total Floor Area: 1,658sq feet
(154.0sq metres) Approx.**



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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