



41 Bramstead Avenue, Compton

**THOMAS HARVEY**  
ESTATE AGENTS

# A Most Attractive & Well Presented Three Bedroom Detached House In A Popular Residential Area Of Wolverhampton

**41 Bramstead Avenue, Compton, Wolverhampton, WV6 8AN**

**Asking Price: £375,000**

**Tenure: Freehold**

**Council Tax: D**

**EPC Rating: C (69) 9000-6180-0322-8494-3343**

**Total Floor Area: 1141 sq.ft (106.0 sq.m.) approx.**

**Services: We are informed by the Vendors that all main services are installed**

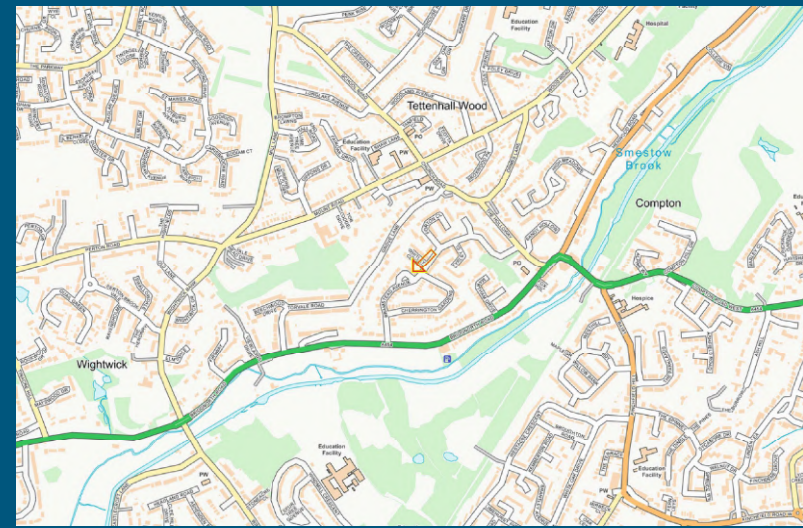
Occupying a choice cul de sac position on this popular modern development opposite an open green at front, yet convenient for the majority of amenities and within easy walking distance of Compton Village, this delightful detached house is a first class example of a charming family home, ideal for purchasers requiring a quality property, ready to just move into!

Deceptive externally, viewing is essential to appreciate the spacious accommodation which has been restyled in recent years by the present owners to create a most attractive interior, with no expense spared. The well planned living accommodation includes tasteful décor throughout, refitted luxury shower room, high quality carpets & flooring, double glazed conservatory and an extended open plan dining kitchen with a range of modern gloss grey units.

The gas centrally heated & double glazed accommodation includes entrance hall with fitted cloakroom, charming front living room with limestone fireplace & Sharpes bespoke book shelves & cupboards, separate dining room with double glazed conservatory and L-Shaped breakfast kitchen which overlooks the rear garden. On the first floor, the landing leads to three bedrooms, all with built in furniture/ wardrobes and the shower room is fitted with a smart modern suite. At the front of the property is a block paved driveway providing ample off road parking and leads to the carport at side. The enclosed rear garden provides a pleasant setting whilst maintaining the maximum privacy.

Within walking distance of Compton centre and the facilities therein, Bramstead Avenue is served well with schooling in both sectors, a number of bus routes and the city centre is less than 2.5 miles away.

A fine example of its type, the accommodation further comprises:



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



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**Entrance Hall:** Composite double glazed leaded door with matching opaque side windows, radiator and coved ceiling.

**Fitted Cloakroom:** Low level WC, vanity unit, laminate flooring and extractor fan.

**Living Room:** 17'3" (5.25m) x 11'8" (3.55m)

Feature limestone fireplace & hearth with pebble effect electric fire, two radiators, built in feature Sharps shelving with base cupboards & lighting, wall light points, coved ceiling and double glazed bow window to front.

**Dining Room:** 14'3" (4.35m) x 8'10" (2.70m)

Radiator, coved ceiling, staircase to first floor and internal double glazed French doors to:

**Conservatory:** 12'10" (3.90m) x 8'6" (2.60m)

Recessed ceiling spotlights, laminate flooring and double doors to rear garden.

**Open Plan Dining Kitchen:** 16'9" Max (5.10m Max) x 12'8" Max (3.85m Max)

Fitted with an extensive range of modern grey units fitted by LochAnna Kitchens including a range of base cupboards & drawers with matching suspended wall cupboards with under lighting, LED plinth lighting, quartz worktops with sunken stainless steel 1½ drainer sink unit with mixer tap, matching breakfast bar, built in appliances include Bosch 4- ring induction hob with black extractor screen over, electric oven with combination oven/ microwave, recess for fridge freezer, recessed ceiling spotlights, plumbing for washing machine & recess for tumble dryer, black designer vertical radiator, laminate flooring, white brick style splashbacks and double glazed window to rear with PVC door.

**First Floor Landing:** Built in airing cupboard housing gas fired Worcester central heating boiler, coved ceiling, loft hatch and double glazed opaque window to side.

**Bedroom One:** 11'4" (3.45m) x 10'10" (3.30m)

A range of fitted furniture including wardrobes, bedside tables, overhead stores, drawers & dressing table, radiator, coved ceiling and double glazed window to rear.

**Bedroom Two:** 12'2" (3.70m) x 12'2" (3.70m)

Fitted with a range of built in furniture including triple wardrobes, cupboards, drawers, overhead stores & dressing area, radiator, coved ceiling and double glazed window to front.

**Bedroom Three:** 9ft (2.75m) x 7'7" (2.30m)

Built in furniture including wardrobe & overhead stores, radiator, coved ceiling and double glazed window to front.

**Shower Room:** 8'2" (2.50m) x 5'11" (1.80m)

Fitted with a modern white suite comprising corner shower enclosure with chrome overhead shower & separate spray, recessed WC, vanity unit, wall mounted cabinet, heated towel rail, tiled walls, recessed ceiling spotlights, laminate flooring, extractor fan and double glazed opaque window to rear.

**Carport:** Lighting and gate to rear garden.

**Rear Garden:** Neatly landscaped and enclosed with full width block paved patio & steps to shaped lawn, flowering borders with a variety of shrubs, garden shed, surrounding fencing, exterior lighting and water supply.

**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.

















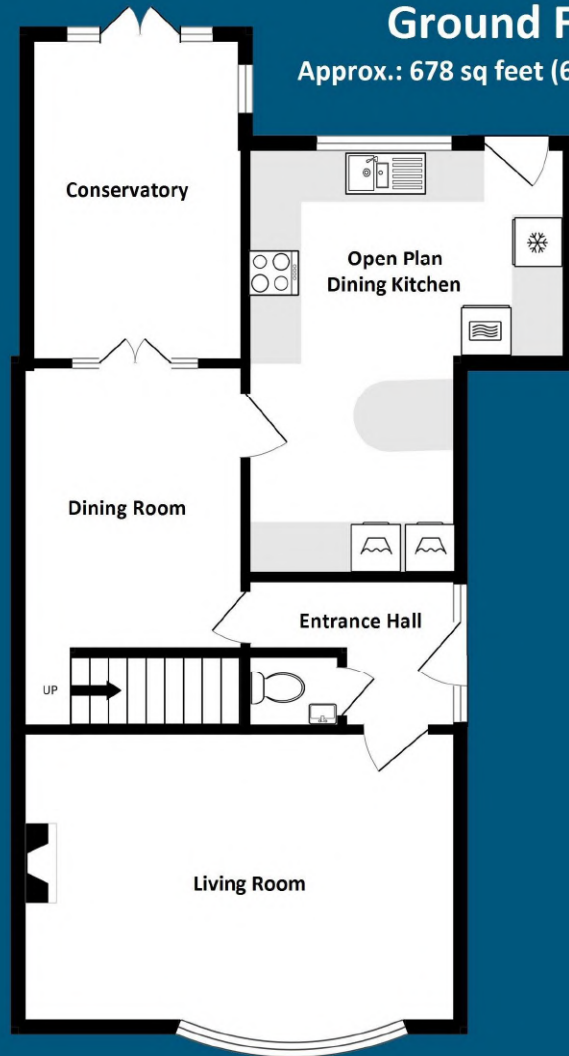




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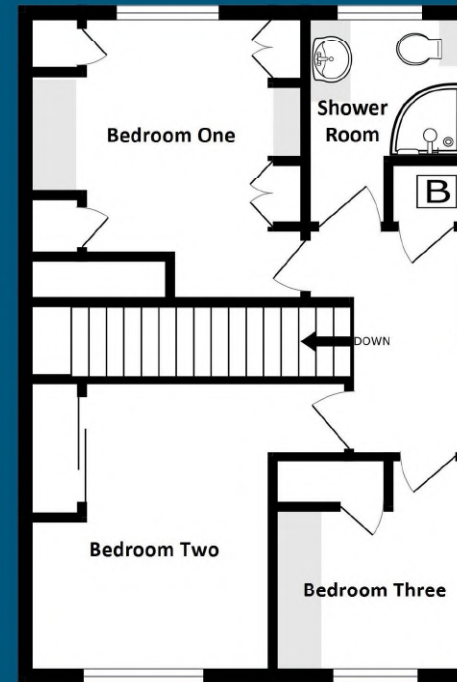
### Ground Floor

Approx.: 678 sq feet (63.0 sq metres)



### First Floor

Approx.: 463sq feet (43.0 sq metres)



**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.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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