



114 Bridgnorth Road, Compton

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Three Bedroom Detached House, Set Well Back From The Road, Enjoying Extensive Views Over Open Countryside & Woodland, With Tremendous Potential To & Restyle To Your Own Requirements.

114 Bridgnorth Road, Compton, Wolverhampton, WV6 8AG
Asking Price: £360,000

Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: E (53) No: 0390-2089-5480-2504-6061
Total Floor Area: 1,205.5sq feet (112.0sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position in a popular residential area and benefits from 180° views at the front over surrounding countryside including the Worcester & Staffordshire waterways. Set well back from the road, this imposing detached property has been well maintained over the years to provide a superb example of a family home.

Ready to just move into, 114 Bridgnorth Road offers tremendous potential to reconfigure the accommodation with scope to extend on both levels. Internal inspection is highly recommended to appreciate this excellent opportunity.

Measuring at approx. 1205sq feet, the accommodation includes entrance hall to living room with dining area, inner hall with cloaks cupboard & C-Shaped staircase to first floor, front living room and kitchen at rear. On the first floor there are three bedrooms and modern shower room with separate WC. The house is approached via a long driveway providing ample off road parking which leads to the detached garage at the rear via side gates. The property occupies a generous plot of approx. 7,208sq. The 110ft long rear garden provides a lovely outlook whilst being secluded and maintaining the maximum privacy. The front and rear gardens have been mainly paved/ gravelled for low maintenance.

Within walking distance of Compton centre & both Tettenhall & Tettenhall Wood close by with the facilities therein, the area is also served well with schooling in both sectors, a number of bus routes and the city centre is less than 2.5 miles away.

Offered with 'no upward chain', the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed front door & matching side windows, laminate effect vinyl flooring and double glazed picture window to side.

Living Room & Dining Area: 16'5" (5.00m) x 10'10" (3.30m max)

Internal PVC double glazed door with matching side windows, radiator, feature stone fireplace & hearth with fitted gas fire, coved ceiling and double glazed picture window to rear.

Inner Hall: Radiator and C-Shaped staircase to first floor with cloaks/ storage area below with shelving & opaque double glazed window to side.

Sitting Room/ Dining Room: 13'5" (4.10m into bay) x 10'6" (3.20m)

Marble style fireplace & hearth with wood surround & coal effect electric fire, radiator, coved ceiling and double glazed bay window to front.

Kitchen: 14'1" (4.30m max) x 10'2" (3.10m max)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, stainless steel single drainer sink unit, recess & gas point for cooker with stainless steel extractor hood over, plumbing for washing machine, recess for under counter fridge & freezer, suspended wall cupboards housing concealed gas fired Worcester central heating boiler, radiator, tiled flooring and double glazed window to side with matching opaque door to rear.

First Floor Landing: Coved ceiling, loft hatch and double glazed opaque window to side.

Bedroom One: 13'5" (4.10m onto bay) x 10'6" (3.20m)

Radiator and double glazed bay window to front.

Bedroom Two: 12'2" (3.70m) x 8'10" (2.70m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 8'10" (2.70m) x 7'3" (2.20m)

Radiator, built in double wardrobe and double glazed window to front.

Shower Room: 7'3" (2.20m) x 6'11" (2.10m)

Fitted with a modern suite comprising corner double shower enclosure with power shower, vanity unit, chrome heated towel rail, separate radiator, tiled walls, coved ceiling, vinyl flooring and double glazed opaque window to rear. **Separate WC:** Low level WC and double glazed opaque window to side.

Detached Garage: 16'5" (5.00m) x 9'10" (3.00m)

Side opening garage doors, power, lighting, shelving and opaque glazed windows with side door.

Rear Garden: Enjoying a large rear garden of approx. 110ft long and includes full width paved patio, gravelled terraces, well stocked, mature flowering borders with a variety of shrubs & trees, concrete block garden shed, surrounding fencing & hedging, exterior lighting and wrought iron gates lead to side driveway.

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.













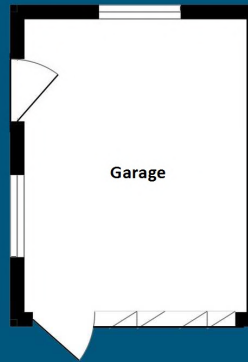






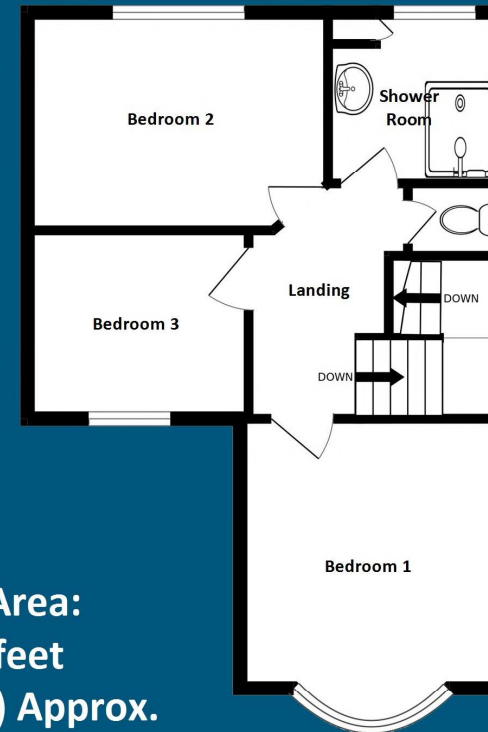
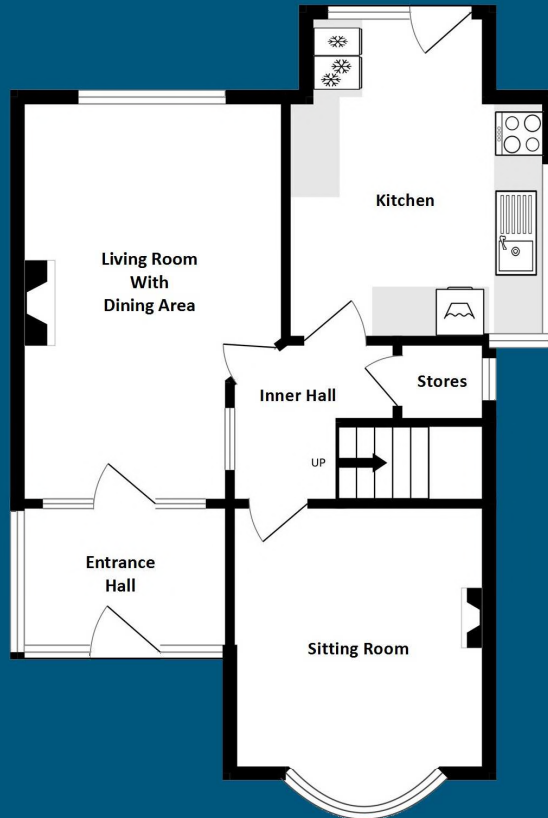
Ground Floor

Approx.: 731.5sq feet (68.0 metres)



First Floor

Approx.: 474sq feet (44.0sq metres)



Total Floor Area:
1,205.5sq feet
(112.0sq 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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