



3 Ross Close, Compton

THOMAS HARVEY
ESTATE AGENTS

A Most Deceptive & Extended, Individually Designed Five Bedroom Two Bathroom Detached Family House In A Small Select Cul De Sac In Compton

3 Ross Close, Compton, Wolverhampton, WV3 9LA
Asking Price: £475,000

Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: C (70) No: 4734-3428-7400-0511-1222
Total Floor Area: 1894sq. ft (176.0sq. m.) Approx.
Services: We are informed by the Vendors that all main services are installed

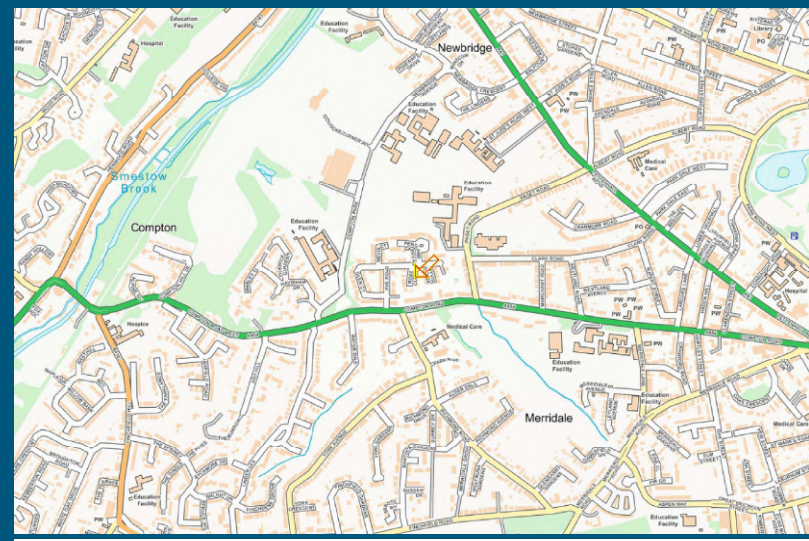
Occupying a pleasant position in a small select cul de sac adjacent to the Compton Road, this modern detached property has been extensively extended in recent years by the present owners to create a most spacious and versatile interior, certainly a superb example of a family house.

Restyled to provide a most charming interior with a host of quality features throughout and having the benefit of bedroom & bathroom accommodation on both floors, the new well-planned layout, utilises the maximum space and at impressive approx. 1984sq feet.

Having the benefit of gas central heating & double glazing, the interior includes entrance hall with fitted cloakroom, front L-Shaped living room with striking fireplace and an open plan area at rear including dining room, kitchen and sitting area, perfect for hosting large families & guest. The ground floor also includes a useful utility and two double bedrooms, both with fitted furniture and the master has an ensuite shower room. From the living room, a staircase leads to the first floor where there are three bedrooms and a well-appointed bathroom. At the front of the house is ample off road parking and leads to the tandem garage at side. The rear garden enjoys an east facing aspect and provides a pleasant outlook whilst maintaining the maximum privacy.

Convenient for the majority of amenities including excellent local schools in both sectors and a variety of local shops at both Compton & Finchfield. Ross Close is also within easy reach of the city centre being only 1.5 miles away.

Internal inspection is highly recommended to appreciate this superb opportunity which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

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

Fitted Cloakroom: Fitted with a white suite comprising low level WC, vanity unit, tiled walls, coved ceiling, tiled flooring and extractor fan.

Living Room: 17'11" (5.45m max) x 14'11" (4.55m max)

Feature granite fireplace with coal effect fire, radiator, recessed ceiling spotlights, wall light points, coved ceiling, laminate flooring, stairs to first floor and double glazed bow window to front.

Dining Room: 19'8" (6.00m) x 9'10" (3.00m)

Radiator, coved ceiling open archway to sitting room and kitchen.

Sitting Room: 10'10" (3.30m) x 8'4" (2.55m)

Double glazed double doors to rear garden.

Kitchen: 10'10" (3.30m) x 10'8" (3.25m)

Fitted with a matching suite of white gloss units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, recess and gas point for double width cooker with stainless steel extractor hood over, recess for American style fridge freezer, built in dishwasher, coved ceiling, recessed ceiling spotlights, tiled flooring and double glazed window to rear.

Downstairs Bedroom One: 20'8" (6.30m) x 9'10" (3.00m)

Having an extensive range of built in furniture including overhead stores & cupboards with bedside drawers, dressing area with floor to ceiling built in wardrobes & drawers with matching wall mounted mirror, radiator, coved ceiling, recessed ceiling spotlights and double glazed window to rear. **Ensuite Shower Room:** 10'6" (3.20m) x 3'3" (1.00m)

Fitted with a white suite comprising double shower enclosure with overhead shower & separate spray, low level WC, vanity unit, tiled walls and flooring, extractor fan and double glazed opaque window to rear.

From the dining room is an Inner Lobby / Utility: 7'1" (2.15m) x 4'7" (1.40m)

Suspended wall cupboards with worktop over, plumbing for washing machine, tiled flooring and extractor fan.

Downstairs Bedroom Two: 16'5" (5.00m) x 9'10" (3.00m)

A range of built in furniture including wardrobes, drawers, bedside tables & overhead stores, radiator, coved ceiling, recessed ceiling spotlights and double glazed bow window to front.

First Floor Landing: Loft hatch, coved ceiling and good size built in storage cupboard.

Bedroom Three: 16'1" (4.90m) x 9'10" (3.00m)

Full length built in wardrobes & full length worktop / desk with bedside drawers, radiator, coved ceiling and double glazed window to rear.

Bedroom Two: 11'6" (3.50m) x 9'10" (3.00m)

Built in bespoke double wardrobe with matching drawers, radiator, coved ceiling and double glazed window to front.

Bedroom Three: 11'6" (3.50m) x 9'6" (2.90m)

Radiator, coved ceiling and double glazed window to front.

Bathroom: 7'7" (2.30m) x 5'7" (1.70m)

Fitted with a white suite comprising P-Shaped panelled bath with shower spray & screen, vanity unit with mirrored cabinet over, low level WC, tiled walls & flooring, panelled ceiling, chrome heated towel rail and double glazed opaque window to side.

Tandem Garage: 29'2" (8.90m) x 9'2" (2.80m)

Wall mounted Valiant gas fired central heating boiler, power, lighting, double glazed window to rear and side opening double doors to front.

Rear Garden: Full width block paved patio with matching dwarf wall to shaped raised lawn, flowering borders with a variety of shrubs & trees, surrounding fencing and side gate.

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.







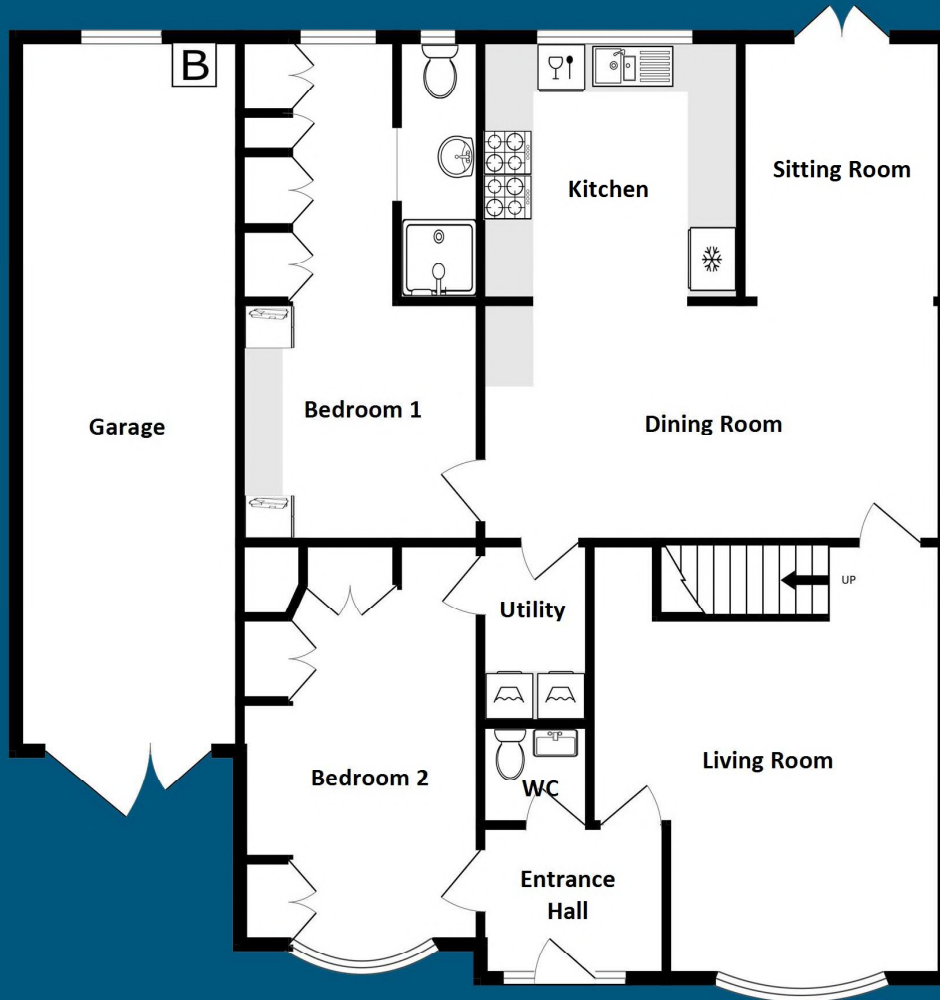








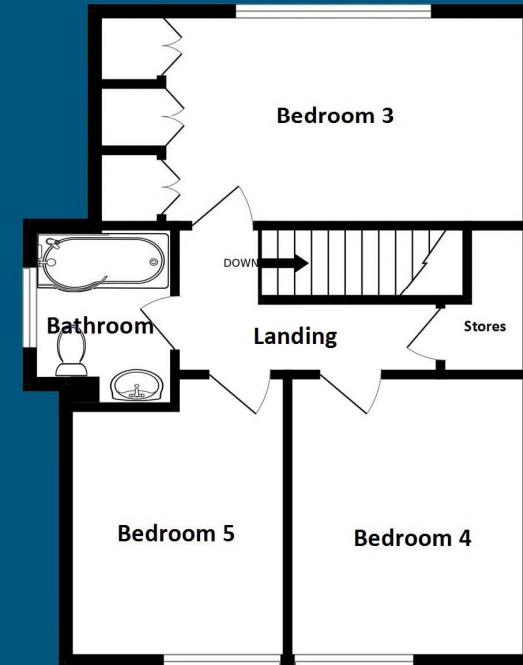




Ground Floor

Approx.: 1399sq.ft. (130.0sq.m.)

**Total Floor Area: 1894sq.ft.
(176.0sq.m.) Approx.**



First Floor

Approx.: 495sq.ft. (46.0sq.m.)

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:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
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.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.