



157 Bridgnorth Road, Compton

THOMAS HARVEY
ESTATE AGENTS

A Most Striking & Beautifully Presented Three Bedroom Semi-Detached Family House Having Been Refurbished To The Very Highest Standard. With The Added Feature Of Picturesque Views Over Smestow Valley Nature Park & Woodland

157 Bridgnorth Road, Compton, Wolverhampton, WV6 8AF

Asking Price: £325,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: C (74) No: 9507-3942-1200-7744-8204

Total Floor Area: 1475sq.ft. (137.0sq.m) Approx.

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

Occupying a prominent position on the Bridgnorth Road (A454) with striking rear views over woodland, Staffordshire & Worcestershire Canal, and Smestow Valley Nature Park, therefore creating a most scenic & peaceful outlook, this superior semi-detached house has been professionally restyled in recent years to an exceptionally high standard of accommodation with a huge variety of quality furnishings.

Thoughtfully extended & designed to provide extremely versatile and spacious living accommodation, 157 Bridgnorth Road is undoubtedly one of the finest examples of its type being a superb family home. Deceptive externally, viewing of the interior is essential to appreciate the thought and design gone into styling this wonderful home, with no expense spared throughout. Stylishly appointed all the way through with many first class features including trendy décor, quality carpets & Karndean flooring, internal oak veneered doors, underfloor heating on the ground floor, luxury bathrooms and a feature open plan dining kitchen with family area.

The fabulous & well planned interior includes entrance hall with custom-built oak & glass staircase, front living room and an impressive 25ft open plan kitchen with dining & family area, creating a great space to entertain guests & families. The ground floor also includes a large utility with a bespoke fitted cloakroom. On the first floor there are three double bedrooms all with built in wardrobes and both the family bathroom & ensuite are fitted with luxury suites. At the front of the property, the driveway provided off road parking. A highlight of the property is undoubtedly the extensively landscaped rear garden which not only provides a south facing & attractive setting, delivers excellent useable outdoor space, perfect for hosting summer garden parties! Having fittings of the highest standard including a large patio with porcelain slabs, timber sleeper retaining wall and artificial lawn, all designed to appreciate the charming rear setting.

Situated in one of Wolverhampton’s most favoured residential locations, 157 Bridgnorth Road is most convenient for the majority of amenities including schools, shops and having the facilities at both Tettenhall Village & Compton Centre, close by. The city centre is also less than 2.5 miles away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed opaque door with matching side windows, part LVT flooring, radiator, recessed ceiling spotlights, built in cloaks cupboard and oak staircase with glass balustrades to first floor.

Front Living Room: 19'4" (5.90m into bay) x 10'10" (3.30m)

Radiator and double glazed bay window to front.

Full Width Open Plan Dining Kitchen With Family Area: 17'5" (5.30m) x 10'10" (3.30m max) x 22'8" (6.90m) x 11'10" (3.60m) Fitted with a contemporary suite of matching light grey units comprising a range of base cupboards & drawers with matching suspended wall cupboards, granite worktops including breakfast bar, sunken stainless steel 1½ drainer sink unit with chrome mixer tap, built in appliances include dishwasher, Hotpoint double oven & combination grill /oven, 5-ring gas hob with extractor hood over, concealed wall mounted gas fired central heating boiler, recess for American style fridge freezer, vaulted ceiling with three Velux windows, recessed ceiling spotlights, Karndean flooring with underfloor heating, internal access to utility and double glazed window to rear with matching bifold doors to garden.

Utility: 17'9" (5.40m) x 5'7" (1.70m)

Fitted with a matching suite of contemporary units including built in base cupboards, matching laminate worktops, plumbing & recess for both washing machine & dryer, coved ceiling, recessed ceiling spotlights, Karndean flooring with underfloor heating and double glazed opaque window to front.

Fitted Cloakroom: 6'3" (1.90m) x 5'7" (1.70m)

Fitted with a range of laminate base cupboards & matching worktops, recessed WC, sink unit, glazed brick part tiled walls, recessed ceiling spotlights, coved ceiling, Karndean flooring with underfloor heating and internal opaque glazed window to rear.

First Floor Landing: Oak staircase with glass balustrade, recessed ceiling spotlights and loft hatch with pull down ladder.

Bathroom: 9'6" (2.90m max) x 8'4" (2.55m)

Fitted with a bespoke modern white suite comprising free standing double ended bath, shower enclosure with chrome wall mounted shower head, separate handheld spray, shelving recess & wood effect porcelain tiled walls, vanity unit with storage, recessed WC, chrome heated towel rail, stone style tiled walls, recessed ceiling spotlights, wood effect porcelain tiled flooring and double glazed opaque window to rear.

Bedroom One: 13'1" (4.00m) x 11'2" (3.40m)

Fitted with a range of built in furniture including wardrobes & drawers, radiator, coved ceiling and double glazed window to rear.

Bedroom Two: 11'6" (3.50m) x 11'2" (3.40m)

Fitted with a range of built in furniture including wardrobes, cupboards, drawers & desk, radiator, recessed ceiling spotlights and double glazed window to front.

Bedroom Three: 14'1" (4.30m max) x 12'6" (3.80m)

Built in floor to ceiling mirrored wardrobes, two radiators, recessed ceiling spotlights and double glazed windows to front.

Ensuite Shower Room: 10'2" (3.10m) x 5'7" (1.70m)

Fitted with a wet room style suite having a chrome wall mounted shower head with separate handheld spray, low level WC, wall mounted white sink unit, chrome heated towel rail, slate style part tiled walls, recessed ceiling spotlights, vinyl flooring, extractor fan and double glazed opaque window to rear.

South Facing Rear Garden: At approx. 60ft long, the stunning rear garden has been sympathetically landscaped to create a most spectacular outlook whilst creating beautiful & useable outdoor space including a full width patio with large porcelain tiles & matching steps, feature timber sleeper retaining wall, lower level with artificial lawn, paved path & patio, rear gravelled terrace, timber shed, surrounding fencing and of course views over Staffordshire & Worcestershire Canal, surrounding woodland/ fields and Smestow Valley Nature Park.

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.









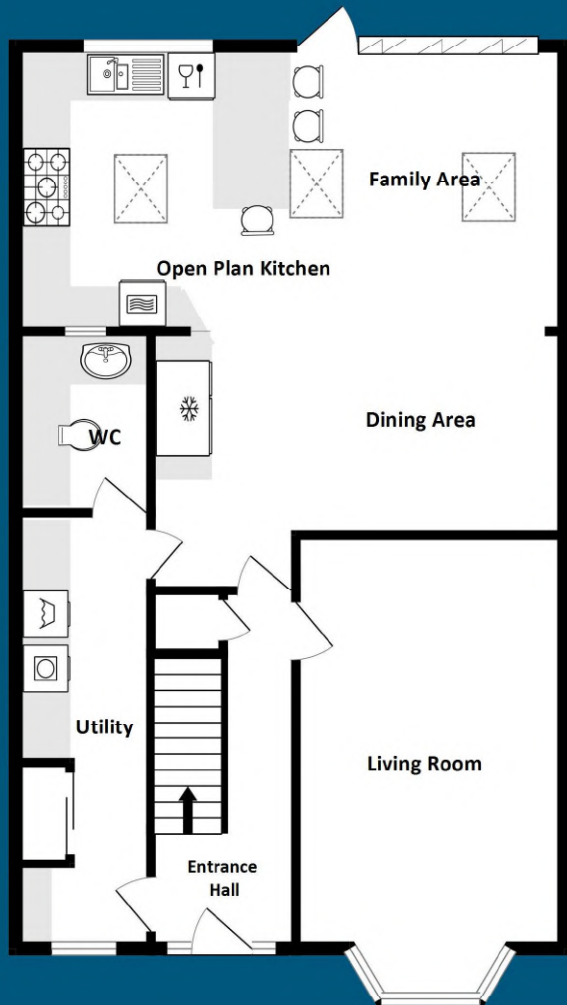






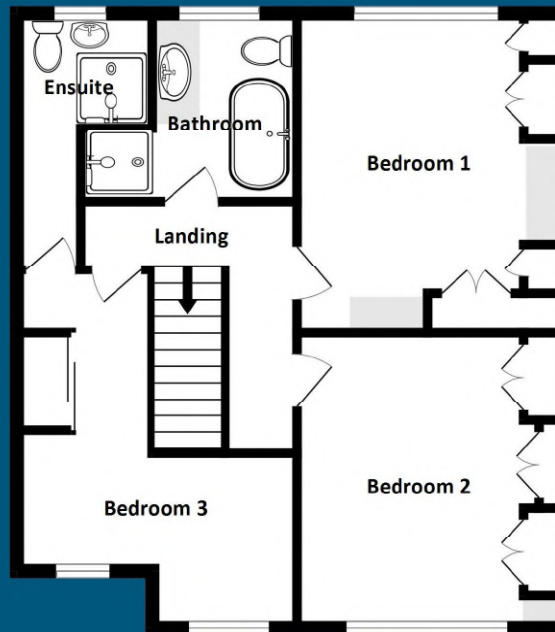






Ground Floor
Approx.: 915sq.ft. (85.0sq.m.)

Total Floor Area: 1475sq.ft.
(137.0sq.m.) Approx.



First Floor
Approx.: 560sq.ft. (52.0sq.m.)



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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