



6 Henwood Close, Compton

A Newly Built Two Bedroom Detached Luxury Bungalow. Constructed To A High Specification With A Host Of Quality Fittings Throughout. Together With The Added Feature Of Picturesque Views Over Smestow Brook & Woodland. Viewing Is Highly Recommended!

6 Henwood Close, Compton, Wolverhampton, WV6 8PB

Asking Price: £395,000

Tenure: Freehold

Council Tax: Band to be allocated. Wolverhampton

EPC Rating: B (81) No: 0341-3013-2306-4575-7200

Total Floor Area: 996.1sq feet (92.5sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that main water, drainage & electricity services are installed together with air source heat pump and underfloor heating.

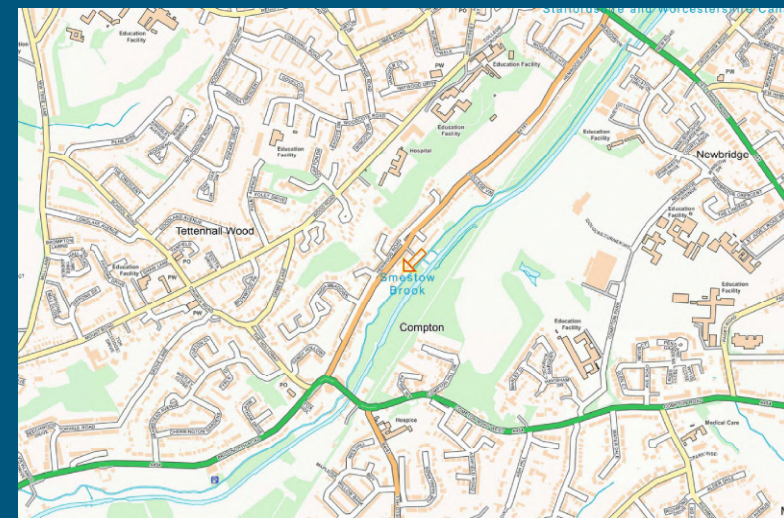
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows four of four main providers have limited coverage indoor and all four have likely coverage outdoor.

Occupying a choice position just off Henwood Road & set well back from the main road with striking rear views over woodland, Staffordshire & Worcestershire Canal, and Smestow Brook, creating a most scenic & peaceful outlook, this superb detached new build bungalow has been built to a most individual & well planned design, utilising the maximum space and is undoubtedly an excellent example of its type. Built by renowned local builder, Des O'Neill Of O'Neill Construction Group Limited, the bungalow has been designed to include a huge variety of quality furnishings throughout, with viewing of the deceptive interior, absolutely essential to appreciate the thought and design gone into styling this wonderful home! With no expense spared throughout and stylishly appointed with many first class features, No 6 includes trendy & simplistic décor, internal oak veneered doors, zone controlled underfloor heating, luxury well-appointed bathroom, feature breakfast kitchen and of course a valid Build-Zone new build warranty.

The interior which measures at approx. 996.1sq feet (92.5sq metres) includes reception porch to entrance hall with built in storage and loft access, a bespoke & well-appointed bathroom, two double bedrooms and a 20ft living room with double glazed sliding doors to rear garden. There is also a fantastic breakfast kitchen which is fitted with a smart shaker style suite and a range of state of the art built in appliances. At the front of the bungalow is a double width gravelled driveway providing ample off road parking. The enclosed south-facing rear garden which not only enjoys stunning scenic views over Smestow Brook & Woodland, has been thoughtfully landscaped to offer low maintenance whilst offering excellent usable outdoors space.

Situated in one of Wolverhampton's most favoured residential locations, Henwood Close is most convenient for the majority of amenities including schools, shops, bus routes and having the facilities at both Tettenhall Village & Compton Centre, very close by. The city centre is also less than 2.5 miles away. Early interest is highly recommended to appreciate this exclusive home and perfect for buyers requiring a first class property, ready to just move into! Offered with no upward chain, the accommodation further comprises:



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



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Porch: Composite opaque double glazed door with matching side window.

Entrance Hall: Internal oak veneered glazed door, built in cloaks cupboard housing heating system, underfloor heating, coved ceiling and loft hatch with pull down ladder.

Bathroom: 11'7" (3.53m) x 6'1" (1.86m)

Fitted with a luxury white suite comprising panelled bath, walk in double shower with granite effect tiled walls, chrome ceiling mounted squared showerhead & separate handheld spray, vanity unit with storage & recessed WC, wall mounted LED circular wall mirror, chrome heated towel rail, recessed ceiling spot lights, extractor fan, underfloor heating and double glazed opaque window to front.

Bedroom One: 13'7" (4.14m) x 10'9" (3.28m)

Underfloor heating and double glazed window to front.

Bedroom Two: 13'7" (4.15m) x 10'5" (3.18m)

Underfloor heating and double glazed window to front.

Living Room: 19'6" (5.95m) x 14'8" (4.48m)

Underfloor heating, coved ceiling and large double glazed sliding doors to rear garden.

Dining Kitchen: 18'4" (5.60m) x 11'9" (3.59m)

Fitted with a new suite of matching shaker style units, a range of base cupboards, drawers & suspended wall cupboards with under lighting, granite effect laminate worktops with stainless steel 1.5 drainer sink unit, built in appliances include 4-ring induction hob with stainless steel extractor hood over, dishwasher, electric double oven, combination microwave oven, fridge, freezer & washing machine/ dryer, recessed ceiling spot lights, underfloor heating and PVC double glazed door to rear with matching window.

Rear Garden: An enclosed rear garden which not only enjoys a south facing aspect but a most pleasant setting over Smestow Brook, Staffordshire & Worcester Canal and Woodland at Compton Park. The garden has been designed to offer low maintenance yet offering excellent usable outdoor space with a full width paved terrace, shaped centre lawn, exterior power, lighting & water, gated side entry and surrounding fencing.



**Total Floor Area: 996.1sq feet
(92.5sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only
– Not to scale position & size of doors, windows, appliances and other features are approximate

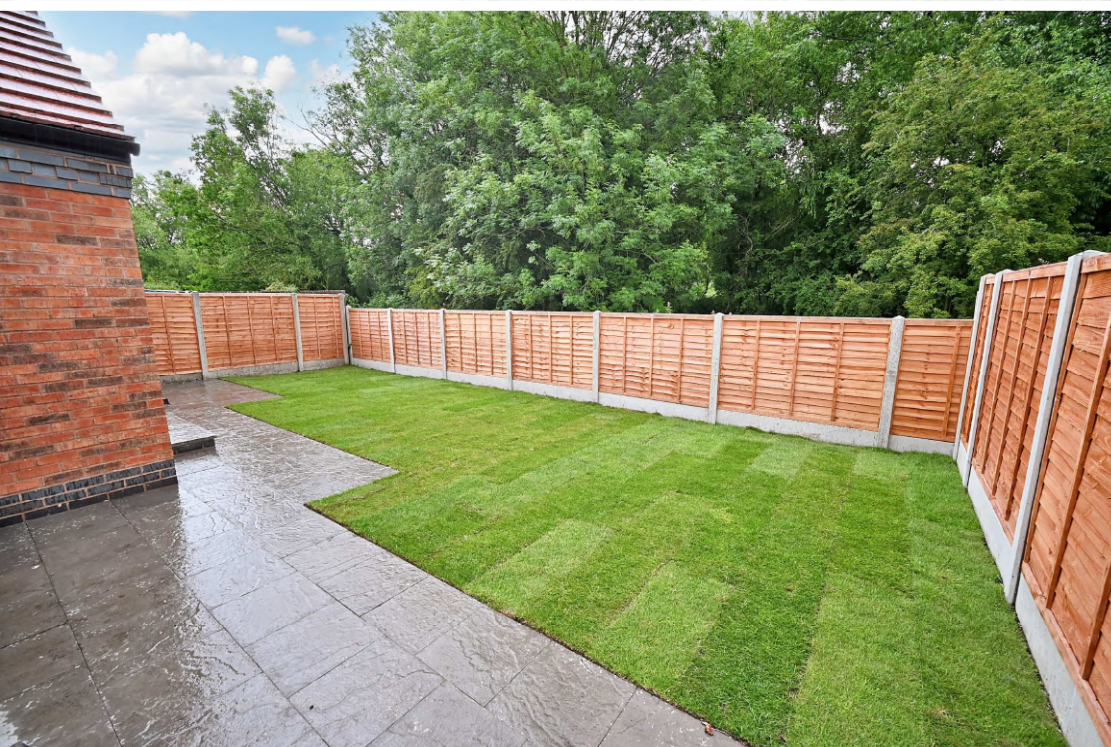




IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.









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.

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

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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.
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