



84 Compton Road West, Compton

THOMAS HARVEY
ESTATE AGENTS

An Extensively Extended & Remodelled High Quality Four Bedroom Two Bathroom Detached Family House. Having The Benefit Of Bedroom & Bathroom Facilities On Both Levels. Undoubtedly A Fine Example Of Its Type!

84 Compton Road West, Compton, Wolverhampton, WV3 9DT

Asking Price: £595,000

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: 0380-2998-9530-2125-7365

Total Floor Area: 1883.1sq feet (174.9sq metres) Approx.

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

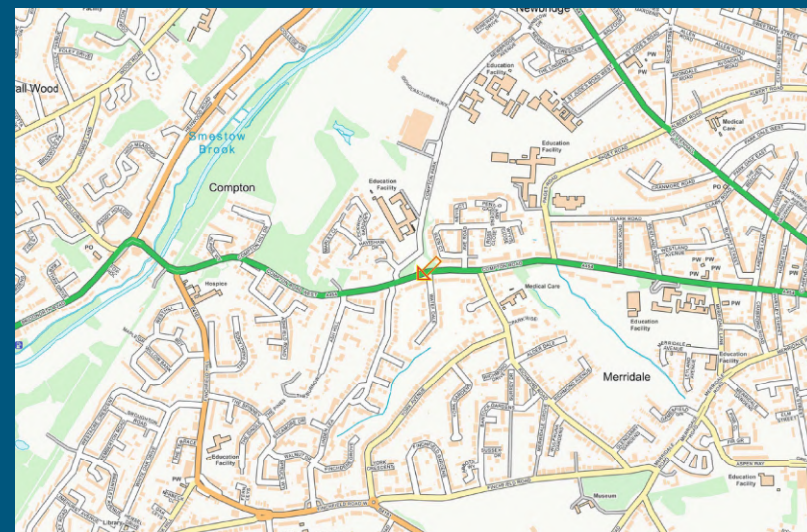
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows two of four main providers have good coverage indoor (two variable) and all four have good coverage outdoor.

Situated in a highly sought after residential area in Wolverhampton and set well back from the road via a gated and long driveway, this distinctive and most attractive detached property has been sympathetically extended & remodelled in recent years to a superior specification providing a beautifully presented interior, with no expense spared!

A first class example of its type, viewing of the extended accommodation is essential to comprehend the surprisingly spacious living accommodation, measuring at approx. 1883.1sq feet and is stylishly appointed throughout. A number of these include quality carpets & flooring, trendy & simplistic décor in all parts, luxury modern bathrooms and a spectacular bespoke open plan kitchen with dining & living room with bifold doors to the rear garden. Thoughtfully planned, the versatile interior offers outstanding living accommodation for a family arrangement and now includes reception porch to entrance hall with U-Shaped staircase to first floor, front living room and a guest downstairs bedroom (originally the garage) which is ideal for buyers requiring bedroom facilities on both floors. The charming living room enjoys a light and open space, created by the open archway to the dining room and open plan kitchen. The space is not only perfect for entertaining large families & guest, but has been fitted with a stunning dark blue suite and a range of built in appliances. Certainly a show-stopper of the property! Adjacent is a useful utility which leads to the downstairs shower room, home office/ sitting room and a through veranda at the external side. On the first floor the galleried landing leads to three double bedrooms with the third having a useful walk in dressing room. The family bathroom has also been refitted with a luxury suite, adding to the high standard of accommodation. At the front of the property is a walled driveway with iron railings & gates, providing ample off road parking for several cars. A special aspect of the property is the south facing rear garden which has been landscaped to the optimum effect creating a most picturesque setting whilst providing an excellent useable space. The garden also includes brick outbuildings and an impressive fully insulated garden cabin which of course could be used for a multitude of purposes i.e. home gym, entertaining space, home office etc.

Having a large range of facilities within easy reach including the amenities at Compton & Finchfield, walking distance to a number of schools including Wolverhampton Grammar School, a number of bus routes and Wolverhampton city centre is also less than approx. 2 miles away. Compton Road West is also opposite Compton Park and in walking reach to the favoured Smestow Nature Reserve. Internal inspection is highly recommended to appreciate this most individual property being a superb family home and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: Hardwood double glazed double doors with matching full height side windows and terracotta tiled flooring. **Entrance Hall:** Internal composite door with double glazed leaded opaque window, covered radiator, coved ceiling, herringbone style solid wood floor and L-Shaped staircase to first floor with built in cloaks cupboard below.

Living Room: 12'9" (3.88m) x 11'1" (3.37m)

Recessed & glass fronted modern fireplace with remote controlled electric fire, covered radiator, coved ceiling, herringbone style solid wood floor and double glazed leaded window to front.

Lounge: 12ft (3.66m) x 11'7" (3.53m)

Recessed fire place with granite hearth, oak mantle & log burner stove, covered radiator, herringbone style solid wood floors and open entry to:

Open Plan Dining Kitchen: 21'7" (3.70m) x 12'2" (3.70m) x 14'1" (4.28m) x 8'2" (2.48m)

Dining Room: White period style radiator, vaulted ceiling with recessed ceiling spot lights & skylights, patterned ceramic tiled flooring and double glazed bifold doors to rear garden. **Kitchen:** Fitted with an extensive suite of contrasting coloured 'shaker' style units includes a range of built in base cupboards, drawers & suspended wall cupboards, Quartz worktops with breakfast bar & sunken single drainer sink unit with chrome mixer tap, built in appliances includes dishwasher, fridge, freezer, 4-ring induction hob with stainless steel extractor hood over & twin Bosh electric combination ovens, white period style radiator, recessed ceiling spot lights, glass roof light, patterned ceramic tiled flooring and double glazed window to rear.

Utility: 8'7" (2.61m) x 5'11" (1.81m)

Plumbing for washing machine & dryer, storage units, radiator, tiled walls, recessed ceiling spot lights, loft hatch, extractor fan and double glazed opaque window to rear and internal door to **Side**

Veranda: 22ft (6.72m) x 3'3" (1.00m) Power, lighting and through access. **Shower Room: 6'1" (1.85m) x 5'2" (1.57m)** Fitted with a luxury white suite comprising corner shower enclosure with chrome overhead showerhead, low level WC, vanity unit, period style radiator with chrome heated towel rail, wood effect porcelain tiled flooring & walls, extractor fan, recessed ceiling spot lights and double glazed opaque window to rear.

Study/ Sitting Room: 8'10" (2.70m) x 7'9" (2.36m)

Radiator and double glazed window to side.

Bedroom Four: 15'4" (4.68m) x 9'4" (2.85m)

Radiator and double glazed windows to side.

First Floor Landing: Built in airing cupboard housing wall mounted gas fired Worcester central heating boiler, coved ceiling and double glazed leaded window to front.

Bedroom One: 12'10" (3.91m) x 11'3" (3.43m)

Radiator, coved ceiling and double glazed leaded window to front.

Bedroom Two: 19'3" (5.86m) x 9'7" (2.93m)

Radiator, recessed ceiling spot lights, coved ceiling and double glazed window to rear.

Bedroom Three: 13'11" (4.25m) x 10ft (3.04m)

Full length built in wardrobes, cupboards & dressing area, radiator, double glazed window to rear and access to **Walk In Wardrobe: 9'4" (2.85m) x 6'9" (2.05m)** Fitted railings & skylight.

Bathroom: 8'6" (2.59m) x 6'8" (2.04m)

Fitted with a modern white suite comprising panelled bath with overhead chrome rainfall shower & separate handheld spray, vanity unit with matching recessed WC, chrome heated towel rail, white glazed brick tiled walls, recessed ceiling spot lights, loft hatch, LVT flooring and double glazed opaque window to rear.

Rear Garden: Enjoying a south facing aspect and neatly landscaped to provide a most beautiful outlook, the garden includes a full width decked terrace overlooking the shaped central lawn, flowering borders with a variety of shrubs & trees, surrounding fencing, brick outbuildings, log stores, rear brick wall and **Detached Summer House:** Power, lighting, double glazed units and stores room at side.







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.







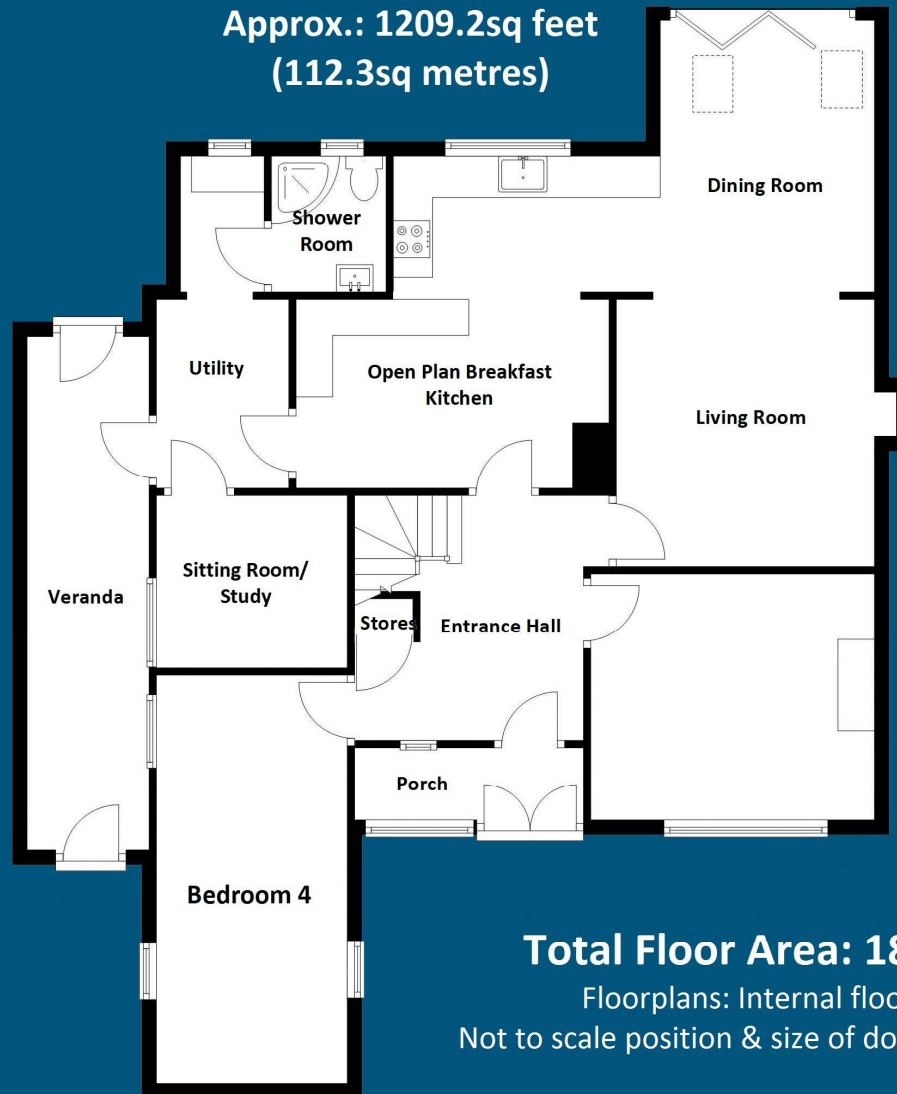




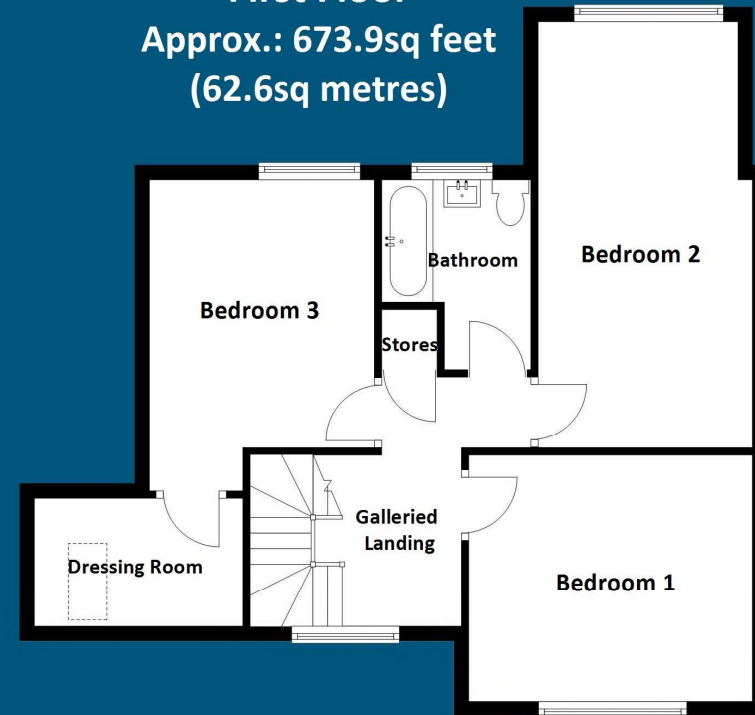




Ground Floor
Approx.: 1209.2sq feet
(112.3sq metres)



First Floor
Approx.: 673.9sq feet
(62.6sq metres)



Total Floor Area: 1883.1sq feet (174.9sq 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

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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