



145 Bridgnorth Road, Compton

THOMAS HARVEY
ESTATE AGENTS

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

145 Bridgnorth Road, Compton, Wolverhampton, WV6 8AF

Asking Price: £355,000

Tenure: Freehold

Council Tax: TBC

EPC Rating: C (74) No: 4535-5422-5309-0330-1292

Total Floor Area: 1,467.3sq feet (136.3sq metres) Approx.

No Upward Chain

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

Broadband – Ofcom checker shows Standard & Ultrafast are available

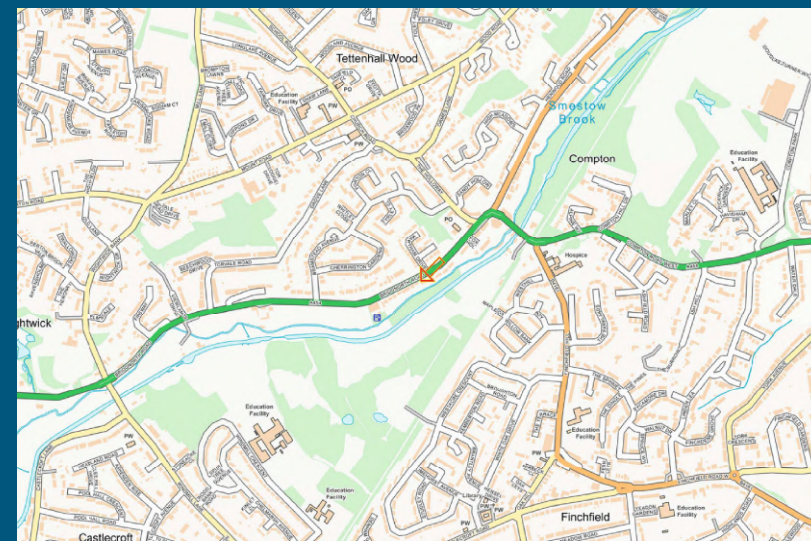
Mobile: Ofcom checker shows one of two main providers have variable coverage indoor and all four have good coverage outdoor.

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 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, 145 Bridgnorth Road is undoubtedly one of the finest examples of its type being a superb family home and simply ready to just move into. Stylishly appointed all the way through with many first class features the interior includes trendy décor, quality carpets & flooring, internal oak veneered doors, luxury bathrooms, sound proof walling, rewired, new gas central heating system and a feature open plan dining kitchen with family area.

At approx. 1,467.3sq feet, the magnificent & well planned interior includes porch to entrance hall with staircase and storage, stunning shower room, front living room and an impressive 22ft open plan kitchen with dining & family area, which is not only creates a great space to entertain guests & families but features quality units, pyramid roof lantern and bifold doors to the garden. On the first floor there are now four good bedrooms, luxury family bathroom and a useful study/ dressing room. At the front of the property, the double width driveway provides off road parking and leads to the garage with remote controlled door and utility at rear. 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!

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



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



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Reception Porch: Composite double glazed front door, recessed ceiling spotlight and porcelain style tiled flooring.

Entrance Hall: Internal PVC double glazed opaque door, radiator, LVT flooring and panelled staircase to first floor with storage cupboard below.

Living Room: 11'7" (3.52m) x 10'7" (3.22m)

Radiator, part panelled walls, LVT Flooring and double glazed bow window to front.

Downstairs Shower Room: 6ft (1.82m) x 5'10" (1.77m)

Fitted with a new luxury suite comprising walk in shower with chrome overhead rainfall shower & separate handheld spray, vanity unit, low level WC, chrome heated towel rail, marble style tiled walls & flooring, recessed ceiling spotlights and extractor fan.

Open Plan Dining Kitchen With Sitting Area: 17'2" (5.42m) x 13'3" (4.04m) x 14'11" (4.54m) x 9'8" (2.94m) Fitted with a new matching suite of modern dark grey gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, matching laminate worktops with black 1½ drainer sink unit & matching mixer tap, built in dishwasher, double electric oven with combination grill/oven over & 4- ring induction hob with extractor hood, black vertical radiator with separate standard radiator, recessed ceiling spotlights & pyramid roof lantern, LVT flooring and double glazed bifold doors to rear garden.

First Floor Landing: Recessed ceiling spotlights and loft hatch.

Bathroom: 7'9" (2.35m) x 5'11" (1.80m)

Fitted with a new modern white suite comprising panelled bath with side screen & electric shower above, vanity unit with storage unit & recessed WC, chrome heated towel rail, marble style tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to rear.

Bedroom One: 13ft (3.97m) x 10'8" (3.25m)

Radiator, recessed ceiling spotlights and double glazed window to rear.

Bedroom Two: 11'6" (3.51m) x 10'9" (3.28m)

Radiator, recessed ceiling spotlights and double glazed window to front.

Bedroom Three: 12ft (3.67m) x 8'9" (2.66m)

Radiator, recessed ceiling spotlights and double glazed window to front.

Bedroom Four: 9'10" (2.99m) x 7'7" (2.32m)

Radiator, recessed ceiling spotlights and double glazed window to rear.

Dressing Room/ Study: 7'3" (2.22m) x 6'1" (1.85m)

Radiator, wall mounted gas fired central heating boiler and double glazed window to front.

Garage: 19ft (5.80m) x 8'8" (2.63m)

Remote controlled roller shutter garage door, power, lighting and internal access to:

Utility: 7'7" (2.32m) x 5'9" (1.76m)

Fitted with units to match the kitchen suite with base cupboard, suspended wall cupboard & worktop, plumbing & recess for both washing machine & tumble dryer, porcelain tiled flooring, extractor fan and PVC double glazed opaque door to rear garden.

Rear Garden: Enjoying a south facing aspect with 180° views over Smestow Brook & Woodland, the enclosed rear garden includes gravelled & paved terrace overlooking the shaped lawn, exterior lighting & water, surrounding fencing and rear terrace to further enhance the experience of a wooded characteristic.

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.





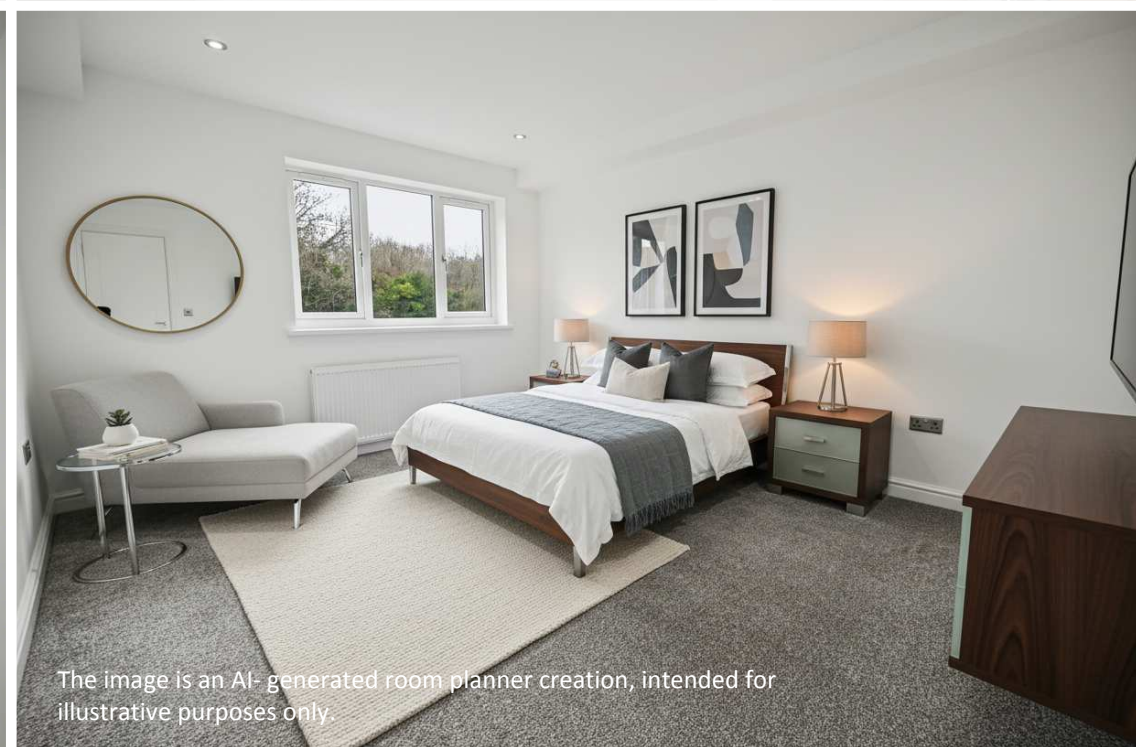
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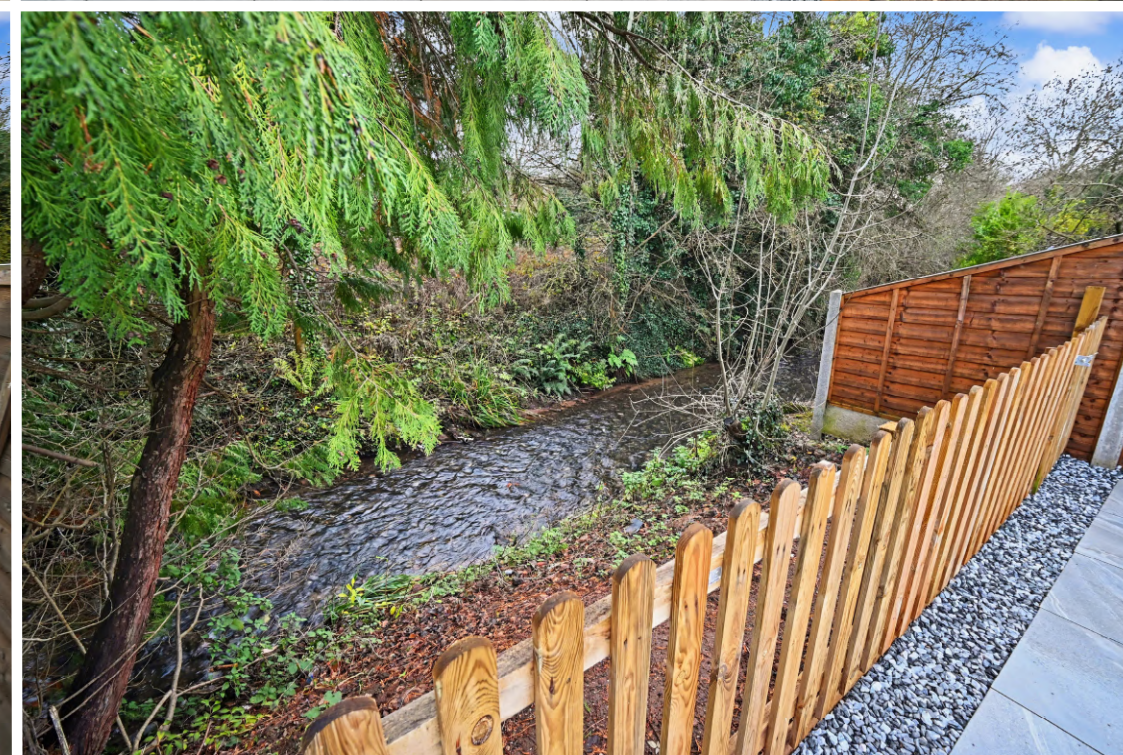
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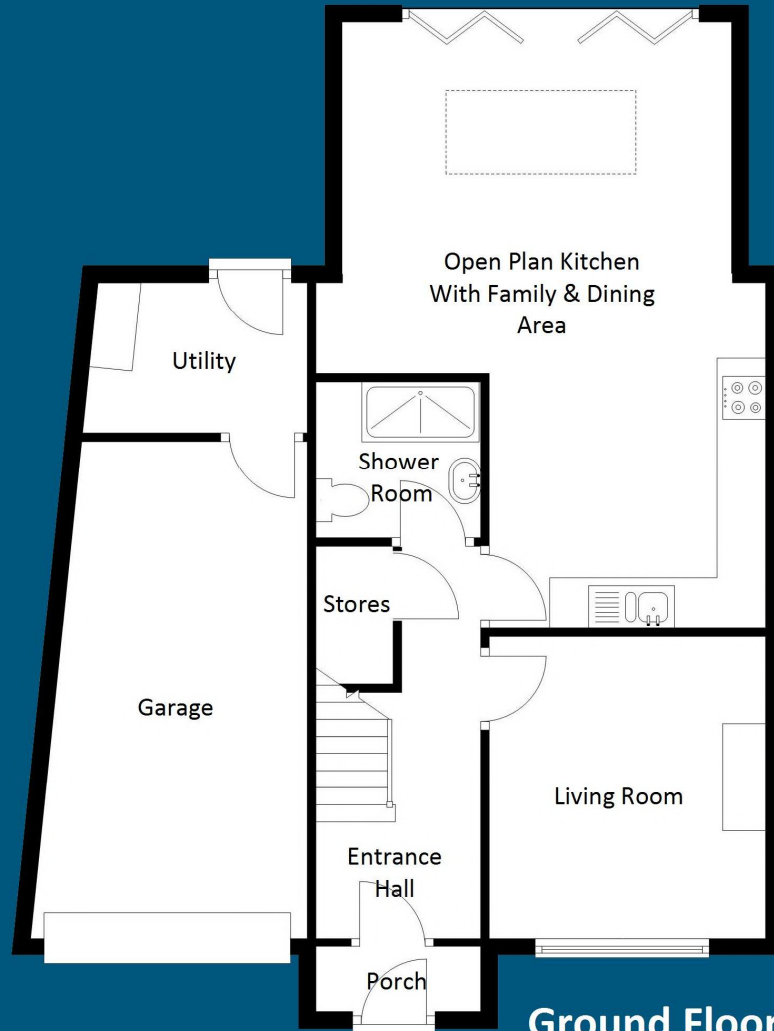




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**Total Floor Area: 1467.3sq feet
(136.3sq metres) Approx.**

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



Ground Floor

Approx.: 836.0sq feet
(77.7sq metres)



First Floor

Approx.: 631.4sq feet
(58.7sq metres)

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.

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