87 Bramstead Avenue, Compton, Wolverhampton, WV6 8AT

BERRIMAN
EATON

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A conveniently situated and beautifully appointed, fully refurbished three bedroom family home standing in a lovely plot in a highly regarded location

LOCATION

The property stands on Bramstead Avenue in a sought after modern development which is ideally located for easy access to the extensive local facilities afforded by Compton, Tettenhall Wood and Tettenhall Village. There is easy travelling to the city centre and the area is well served by schooling in both sectors for all ages.

DESCRIPTION

87 Bramstead Avenue was bought by the current sellers in 2021 and, in the intervening period, has been extensively modernised and improved throughout.

The house now benefits from kitchen and bathroom suites of the highest quality, tasteful décor and the house was rewired and redecorated throughout. The property also benefits from double glazing and gas fired central heating together with the potential to extend (subject to gaining all of the usual and necessary consents and permissions).

ACCOMMODATION

A composite front door opens into the HALL with tiled floor, windows to the front, a cloaks and storage cupboard and a well appointed GUEST CLOAKROOM with a contemporary suite of WC with concealed flush and wash basin with cupboard beneath, tiled floor, part tiled walls and a chrome towel rail radiator. There is a large LOUNGE with an elegant, contemporary fireplace with marble effect hearth and slips and decorative electric fireplace, a double glazed window to the front and a door into the DINING KITCHEN which is a stunning focal point of the house. The kitchen area has a full range of contemporary, gloss fronted wall and base mounted cabinetry, a Bosch five ring stainless steel gas hob with filtration unit above and built under Bosch oven, ample space for dining, integrated ceiling lighting, a window overlooking the rear garden and double glazed patio doors opening into the CONSERVATORY which is double glazed with French doors to the garden and a radiator helping to make the room useable all year round. There is a LAUNDRY with wall and base mounted gloss fronted cabinetry, tiled floor, part tiled walls and an internal door into the garage.

A staircase with turned balustrading rises from the ground floor to the galleried first floor landing with a useful over stairs storage cupboard and access to the roof space. BEDROOM ONE is a good double room in size with a window overlooking the rear garden and a wide bank of fitted wardrobes. BEDROOMS TWO AND THREE are both good rooms in size with windows to the front and the BATHROOM has a well appointed, contemporary suite with a panelled bath with shower end with rainfall head and separate hose, a WC with concealed flush, a vanity unit with wash basin with cupboard beneath, tiled floor, tiled walls, a side window and a chrome towel rail radiator.

OUTSIDE

The house stands in a superb position on Bramstead Avenue in an excellent plot with a wide frontage with a DRIVEWAY laid in tarmacadam together with a gravelled COURTYARD providing ample off street parking. There is a TANDEM GARAGE with remote controlled roller shutter door, electric light and power, an internal door to the laundry and a courtesy door to the rear garden together with a wall mounted Worcester Bosch gas fired central heating boiler.

The GARDEN is a lovely feature of the house with a timber decked terrace, a shaped lawn, a further area of garden to the side providing a superb space for a children's play area. There is also an external cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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www.berrimaneaton.co.uk

Offers Around
£375,000

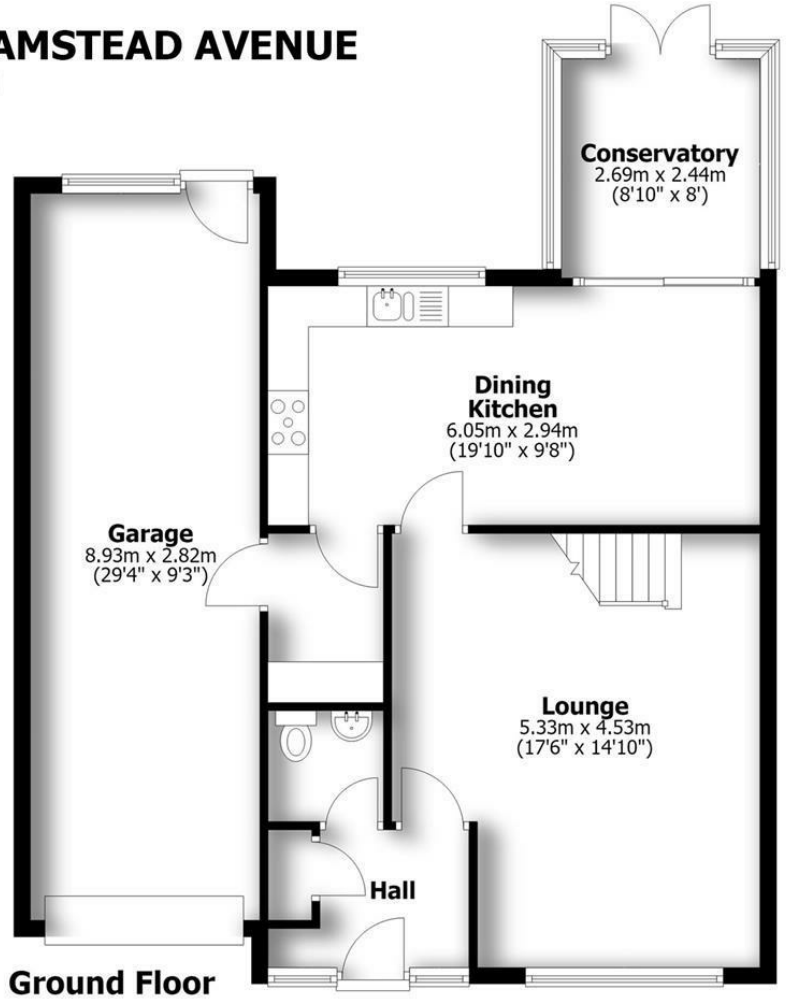
EPC: C

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.

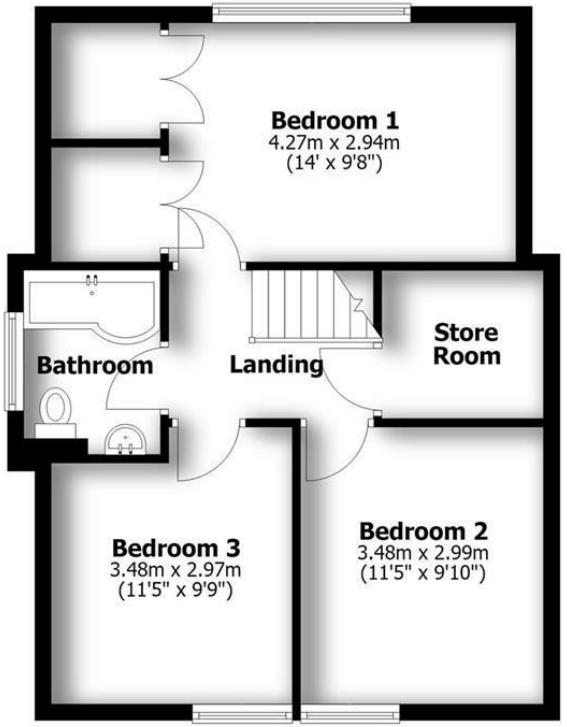
87 BRAMSTEAD AVENUE
COMPTON

HOUSE:	108.1sq.m.	1164sq.ft.
GARAGE:	25.2sq.m.	271sq.ft.
TOTAL:	**133.3sq.m.**	**1435sq.ft.**

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



First Floor