

12 Bramstead Avenue, Compton

THOMAS HARVEY
ESTATE AGENTS

An Extended Four Bedroom Detached Home On A Corner Plot, Offering 1,572sqft Of Stylish, Versatile Living With Luxury Interiors, Multiple Reception Spaces, Home Office And A Beautifully Private Landscaped Garden In One Of Wolverhampton's Most Sought After Locations!

12 Bramstead Avenue, Compton, Wolverhampton, WV6 8AN
Asking Price: £450,000

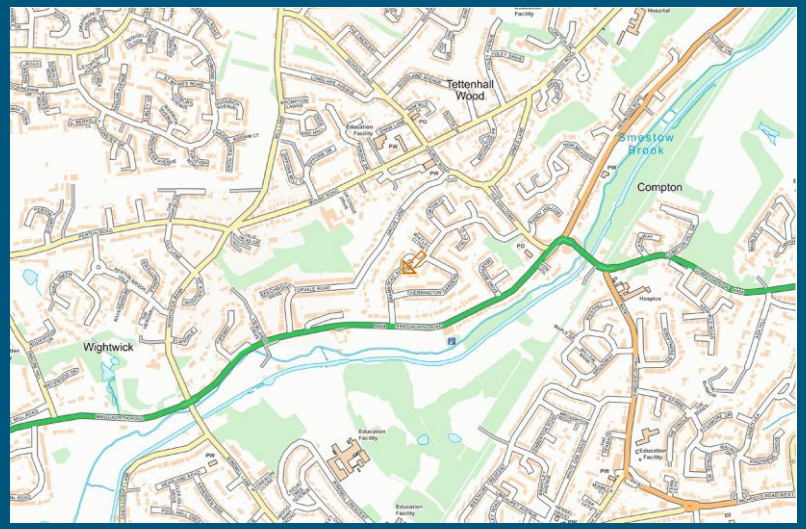
Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: D (62) No: 8650-6527-4490-6378-6296
Total Floor Area: 1,572.1sq feet (146.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

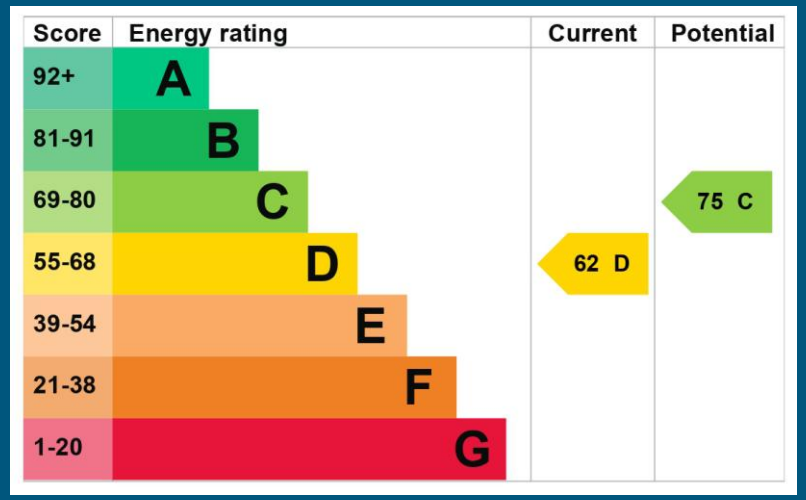
Occupying a prominent corner plot within a highly sought-after modern development, this impressive detached house delivers standout kerb appeal and a beautifully private landscaped rear garden that creates a superb backdrop for everyday living. Extensively extended and restyled, it offers a wealth of spacious, versatile accommodation — a truly exceptional family home ready to move straight into.

Step inside and you'll immediately appreciate the generous proportions and stylish presentation throughout. Designed for buyers seeking a turnkey home, every room reflects quality, comfort and thoughtful detail. A host of premium features enhance the interior, including a sleek modern kitchen, luxury shower rooms, oak-veneered internal doors, neutral décor, quality carpets and flooring, plus a superb garage conversion creating a large family room and an invaluable home office.

Measuring approximately 1,572 sq. feet, the well-planned layout includes an entrance hall with guest shower room, a 24ft through living room, separate dining room and a contemporary gloss-shaker kitchen. An archway leads to a versatile lobby offering front and rear access, with a glazed partition opening into the sitting room and home office, complete with walk-in store. Upstairs, the galleried landing serves four bedrooms, all with built-in wardrobes and a luxury family shower suite. The rear garden is attractively landscaped and fully enclosed, ensuring maximum privacy, while the front driveway provides ample off-road parking.

Positioned in one of Wolverhampton's most desirable residential areas, Bramstead Avenue enjoys excellent access to schools, shops, bus routes and the amenities of both Tettenhall Village and Compton Centre. Wolverhampton City Centre is also less than 2.5 miles away — making this an ideal location for families and commuters alike.





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Entrance Hall: PVC double glazed front door, two radiators, laminate flooring and U-Shaped staircase to first floor with large cloaks cupboard below. **Guest Cloakroom/ Shower Room:** A modern suite comprising shower with wall mounted electric shower unit, low level WC, sink unit, chrome heated towel rail, tiled walls & flooring, extractor fan and double glazed opaque window to front.

Through Living Room: 23'9'' (7.25m) x 9'10'' (3.00m)
A feature marble style fire place & hearth with gas coal fire, two radiators, wall light points, coved ceiling, laminate flooring, double glazed window to front and double glazed patio doors to rear garden.

Dining Room: 14'3'' (4.34m) x 8'7'' (2.61m)
Radiator, marble style tiled flooring and two double glazed windows to front.

Kitchen: 11'1'' (3.37m) x 7'7'' (2.32m)
Fitted with a matching suite of shaker light gloss units comprising a range of cupboards, drawers & suspended wall cupboards, granite effect laminate worktops with black composite single drainer sink unit & chrome 'pull out' mixer tap, built in dishwasher, electric fan oven & 5-ring gas hob with stainless steel extractor hood over, radiator, recessed ceiling spot lights, extractor fan, patterned ceramic tiled flooring and double glazed window to rear. An archway leads to:

Rear Lobby/ Utility Area: 8'7'' (2.61m) x 8'1'' (2.48m)
Radiator, recessed ceiling spot lights, patterned ceramic tiled flooring, double glazed opaque window to side and matching PVC doors to both front & rear. Internal glazed windows with folding door leads to: **Family Room: 19'7'' (5.97m) x 7'7'' (2.30m)**
Radiator, recessed ceiling spot lights, laminate flooring, double glazed windows to rear and internal double glazed sliding doors to:

Home Office/ Playroom: 14ft (4.27m) x 7'10'' (2.40m)
Radiator, recessed ceiling spot lights, laminate flooring , airing cupboard housing gas fired Worcester central heating boiler and **Stores Room: 7'10'' (2.40m) x 5'3'' (1.60m)**

First Floor Galleried Landing: Radiator and loft hatch with pull down ladder leading to mainly boarded loft with power & lighting.

Bedroom One: 15'1'' (4.61m) x 8'8'' (2.63m)
Built in twin mirrored wardrobes, two radiators, laminate flooring and double glazed window to front with matching sliding door to rear.

Bedroom Two: 11'9'' (3.57m) x 9'10'' (3.00m)
Built in wardrobes with overhead stores, drawers & matching desk/ dressing table, radiator and double glazed window to front.

Bedroom Three: 11'8'' (3.55m) x 9'10'' (3.00m)
Built in wardrobes with overhead stores, radiator, laminate flooring and double glazed window to rear.

Bedroom Four: 11'1'' (3.37m) x 6'3'' (1.90m)
Built in wardrobes with overhead stores, drawers & desk/ dressing table, radiator, laminate flooring and double glazed window to rear.

Family Shower Room: 7'7'' (2.30m) x 7'1'' (2.15m)
Fitted with a luxury modern suite with walk in double shower with chrome overhead rainfall shower & handled spray, twin vanity unit with storage & recessed WC, wall mounted mirrors & lights above, chrome heated towel rail, marble style tiled walls & flooring, recessed ceiling spot lights, extractor fan and double glazed opaque window to side.

Rear Garden: Enjoying an enclosed aspect and maintaining the maximum privacy, the garden includes an L-Shaped paved patio, flower bed, shaped central lawn, garden shed, surrounding fencing and gated entry to driveway.

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.




























HAPPY

























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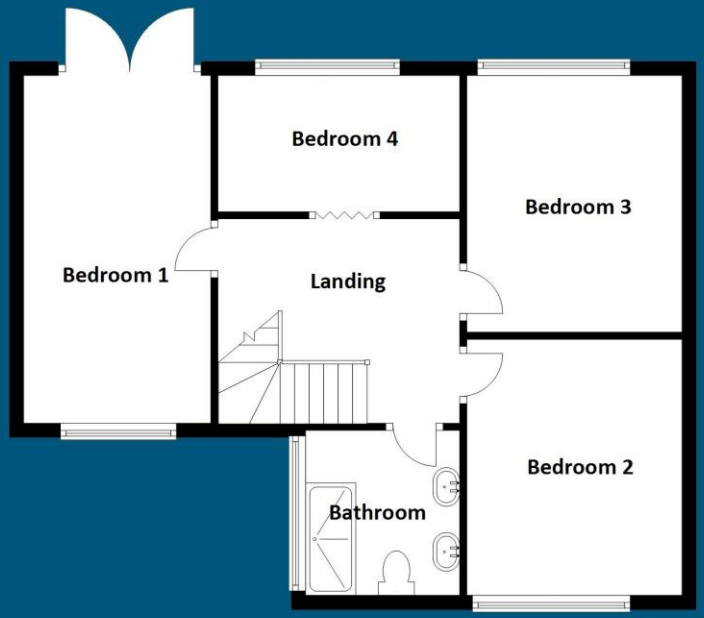
Total Floor Area: 1,572.1sq feet (146.0sq metres) Approx.

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. 963.9sq feet (89.6sq metres)



First Floor

Approx. 608.1sq feet (56.5sq metres)

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 PARTICLUARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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