

18 Pentland Gardens, Compton, Wolverhampton, WV3 9JY

BERRIMAN EATON



18 Pentland Gardens, Compton, Wolverhampton, WV3 9JY

A well appointed three bedroom / two shower room detached property with well proportioned rooms, off street parking, a tandem garage and a superbly landscaped rear garden.

LOCATION

Pentland Gardens is positioned near the range of amenities afforded at both Finchfield and Compton Village and is within convenient travelling distance of Wolverhampton City Centre. Situated near Bantock Park and Compton Road, the area is renowned for its schooling in both sectors and public transport can be found close by.

DESCRIPTION

18 Pentland Gardens is a well-presented family home offering spacious accommodation throughout. The property benefits from double glazing and central heating and comprises a generous L-shaped living room, kitchen, a separate utility, guest cloakroom, three bedrooms and a family bathroom.

Outside, there is off-road parking, a tandem garage providing excellent storage, and a beautifully landscaped rear garden.

ACCOMMODATION

A double glazed door opens into the HALL with a GUEST CLOAKROOM with a WC and a wash basin. The L-SHAPED LOUNGE is a good size with a double glazed window to the front, integrated ceiling lights, a double glazed sliding doors to the rear and a door to the kitchen. The KITCHEN is fitted with wall and base mounted units with fitted work tops, a sink, space for a fridge freezer and oven, a double glazed rear window and a door to the UTILITY comprising space for a washing machine, a sink, understairs storage space and a door to the garage.

BEDROOM ONE is a double room, with integrated ceiling lights, a tv point, double glazed front windows and built in wardrobes with fitted drawers, shelving and rails. There is an ENSUITE with a walk in shower cubicle, wash basin, WC, tiled walls, an airing cupboard and a towel radiator. There are TWO FURTHER GOOD SIZED BEDROOMS and a HOUSE SHOWER ROOM with a shower cubicle, WC, vanity unit with wash basin with drawers beneath and tiled walls.

OUTSIDE

The property stands back from the road behind a shaped lawn and a DRIVEWAY providing off road parking. There is a tandem GARAGE with excellent storage space, a wall mounted Worcester gas boiler, a glazed rear window and a door to the REAR GARDEN which enjoys a good degree of privacy with a combination of a raised timber decking area, decorative gravel, and established planting. Mature trees and shrubs provide plenty of greenery.

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 broadband 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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£299,950

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.



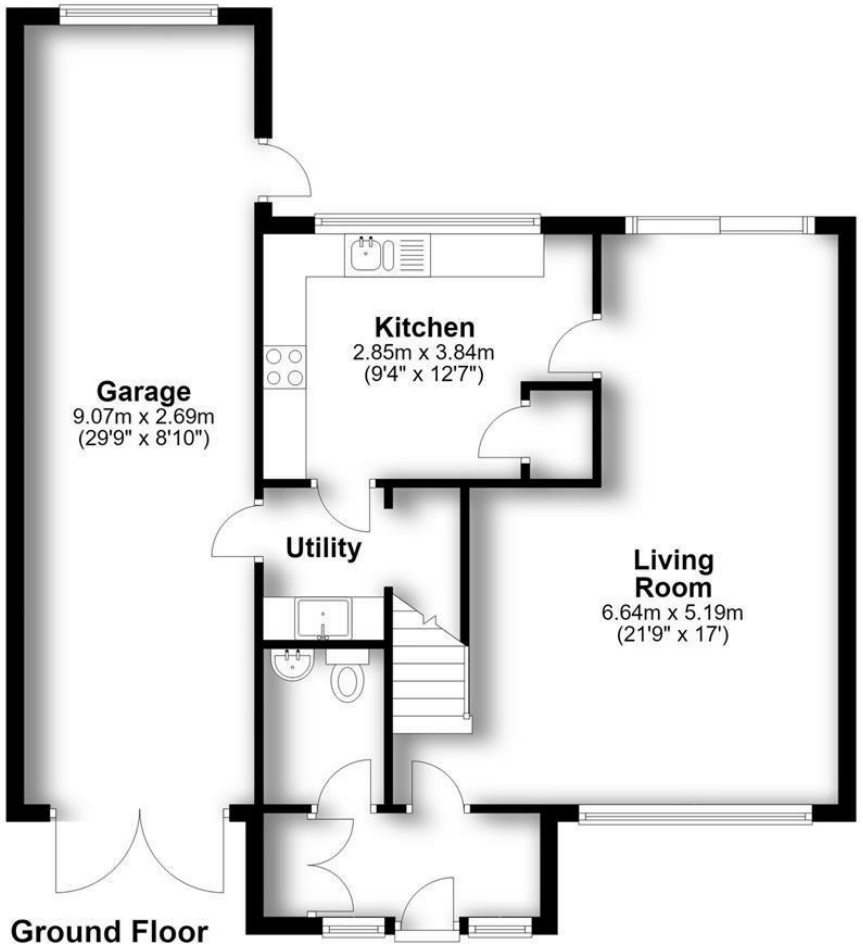



18 Pentland Gardens

Compton

HOUSE: 93.2sq.m. 1003sq.ft.
GARAGE: 24.4sq.m. 262sq.ft.
TOTAL: 117.6sq.m. 1265sq.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







