161 Clark Road, Compton, Wolverhampton, WV3 9PD

BERRIMAN
EATON

161 Clark Road, Compton, Wolverhampton, WV3 9PD

An extended three bedroom detached property, which has been well maintained through out the years, with a delightful garden to the rear.

LOCATION

The property stands on Clark Road close to the junction with Compton Road in a highly regarded and sought after residential area. Local facilities are readily available and the property stands within easy walking distance of a wide range of excellent schooling.

DESCRIPTION

161 Clark Road is a well presented family home having been extended to the rear, providing rooms of generous size throughout, off street parking and a delightful rear garden. The property also benefits from double glazing and gas central heating.

ACCOMMODATION

A double-glazed door with side panel opens into the HALL with understairs storage cupboard and GUEST CLOAKROOM having WC. A door opens into the LOUNGE DINING ROOM having a double-glazed walk-in bay window to the front, a feature fireplace with electric fire and double-glazed French doors to the rear. The BREAKFAST KITCHEN comprises a range of wall and base shaker style units with fitted work top, breakfast bar, stainless steel sink with drainer, integrated fridge freezer and oven with hob and extractor above, space for a washer/dryer, wall mounted gas boiler, a double-glazed window and door to the side elevation.

Stairs rise to the FIRST FLOOR LANDING with double glazed window and access to the loft. BEDROOM ONE is a good size double with a double-glazed walk-in bay window to the front. BEDROOM TWO is also a good size double room with double glazed rear window and BEDROOM THREE has a double-glazed window. The FAMILY BATHROM is well appointed with a tiled shower cubicle, wash hand basin with vanity cupboard beneath, WC and a double-glazed window.

OUTSIDE

The property has a low brick wall to the boundary, paved driveway providing off street parking for two vehicles, a GARAGE with ample storage space, electric light and power and door to the rear. Gated side access opens into the REAR GARDEN which is laid to lawn with a paved patio and pathway and a hedged border to one side.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 / Ultrafast are available
Mobile – Ofcom checker shows three of the four main providers have likely coverage indoors with all four having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Lettings Office
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Wombourne Office
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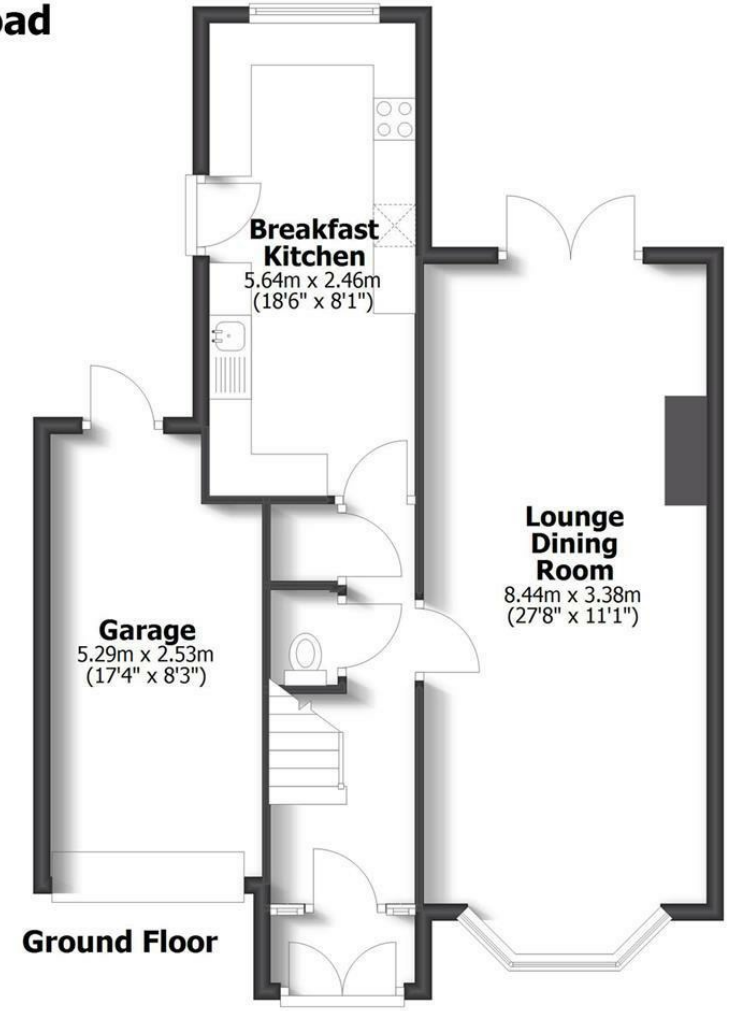
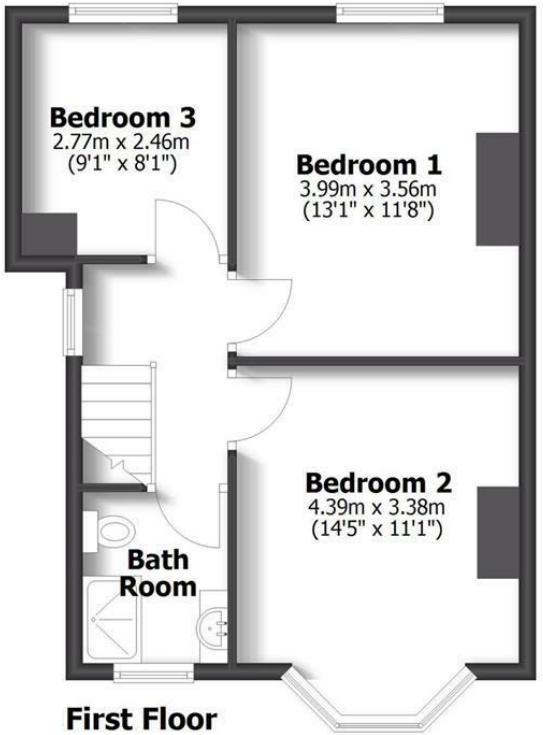
www.berrimaneaton.co.uk

Offers Around
£300,000

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.

161 Clark Road
Compton

HOUSE:	93.7sq.m.	1008sq.ft.
GARAGE:	12.8sq.m.	137sq.ft.
TOTAL:	**106.5sq.m.**	**1145sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE