



5 Sandy Hollow, Compton

THOMAS HARVEY
ESTATE AGENTS

*A Well Designed Two Bedroom Second Floor Apartment In A Favoured Residential Address,
Close To Many Amenities & An Excellent Opportunity For First Time Buyers Or Buy To Let!*

5 Sandy Hollow, Compton, Wolverhampton, WV6 8LF

Asking Price: £125,000

Tenure: Leasehold

Term: 125 years from 13th February 1989

Ground Rent: £10.00 (ten pounds) per annum

Service Charge: £516.00 (five hundred & sixteen pounds) per annum including building insurance

Council Tax: Band A - Wolverhampton

EPC Rating: D (58) No: 0300-2305-3190-2402-0271

Total Floor Area: 644.4sq feet (59.5sq metres) Approx.

No Upward Chain

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 two of four main providers have likely coverage indoor and all four have good coverage outdoor.

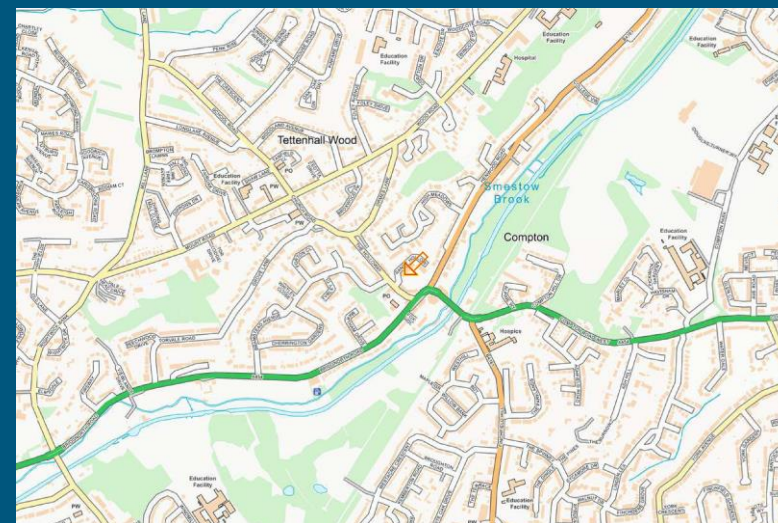
Occupying a prime position within this exclusive and intimate development, nestled in one of Wolverhampton's most desirable residential locations, this beautifully presented second-floor apartment offers an exceptional opportunity to acquire a turnkey home in the heart of Compton.

Thoughtfully updated and enhanced over the years, the apartment combines generous proportions with contemporary finishes, creating a stylish and comfortable living environment ideally suited to first-time buyers, professionals, downsizers, or investors alike.

Extending to approximately 644 sq. ft. (59.5 sq. m), the accommodation is both spacious and practical, benefiting from recently installed Dimplex storage heaters, quality floor coverings, fresh neutral décor throughout, and attractive contemporary kitchen and bathroom suites. The well-planned accommodation comprises a secure communal entrance with intercom access, welcoming entrance hall, excellent built-in storage including a walk-in utility and wardrobe cupboard, a superb 16ft open-plan living and dining room, a modern fitted kitchen with integrated appliances, two well-proportioned bedrooms, including an impressive principal bedroom, and a stylish family bathroom. Externally, residents enjoy access to beautifully maintained communal gardens, creating a pleasant outlook and providing a peaceful setting within the development. Additional benefits include convenient resident and visitor parking (unallocated) and a useful on-site laundry facility. A pedestrian walkway offers easy access to the centre of Compton and its excellent local amenities.

Sandy Hollow enjoys an enviable location close to an excellent selection of shops, cafés, schools and transport links, with both Compton Centre and Tettenhall Village just moments away. Wolverhampton City Centre is less than 2.5 miles distant, providing further retail, leisure and rail connections.

Offered to the market with the added advantage of no upward chain, this outstanding apartment presents a rare opportunity to secure a beautifully maintained home in a highly regarded location. Early viewing is strongly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite internal door, wall mounted Dimplex Quantum HHR storage heater, built in cupboard with hot water cylinder and separate walk in cupboard that could be used for dressing room, utility etc. with power & lighting.

Living Room: 15'11" (4.84m) x 10'6" (3.19m)

Wall mounted Dimplex Quantum HHR storage heater, coved ceiling and double glazed picture window to rear.

Bathroom: 6'6" (1.98m) x 5'9" (1.74m)

Fitted with a smart white suite comprising panelled bath with shower unit & side screen, low level WC, pedestal wash hand basin, tiled walls & flooring and double glazed opaque window to side.

Kitchen: 13'7" (4.15m) x 6'10" (2.09m)

Fitted with an extensive suite of mahogany style laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, stainless steel single drainer sink unit, matching worktops with tiled splash backs, built in appliances include under counter fridge, electric oven & 4-ring electric hob with stainless steel extractor hood over, plumbing for washing machine/ dishwasher, wall mounted pull out table, tiled flooring and double glazed window to front.

Bedroom One: 13'8" (4.17m) x 8'10" (2.68m)

Wall mounted oil filled electric radiator and double glazed window to side.

Bedroom Two: 10'8" (3.25m) x 6'5" (1.95m)

Double glazed window to front.

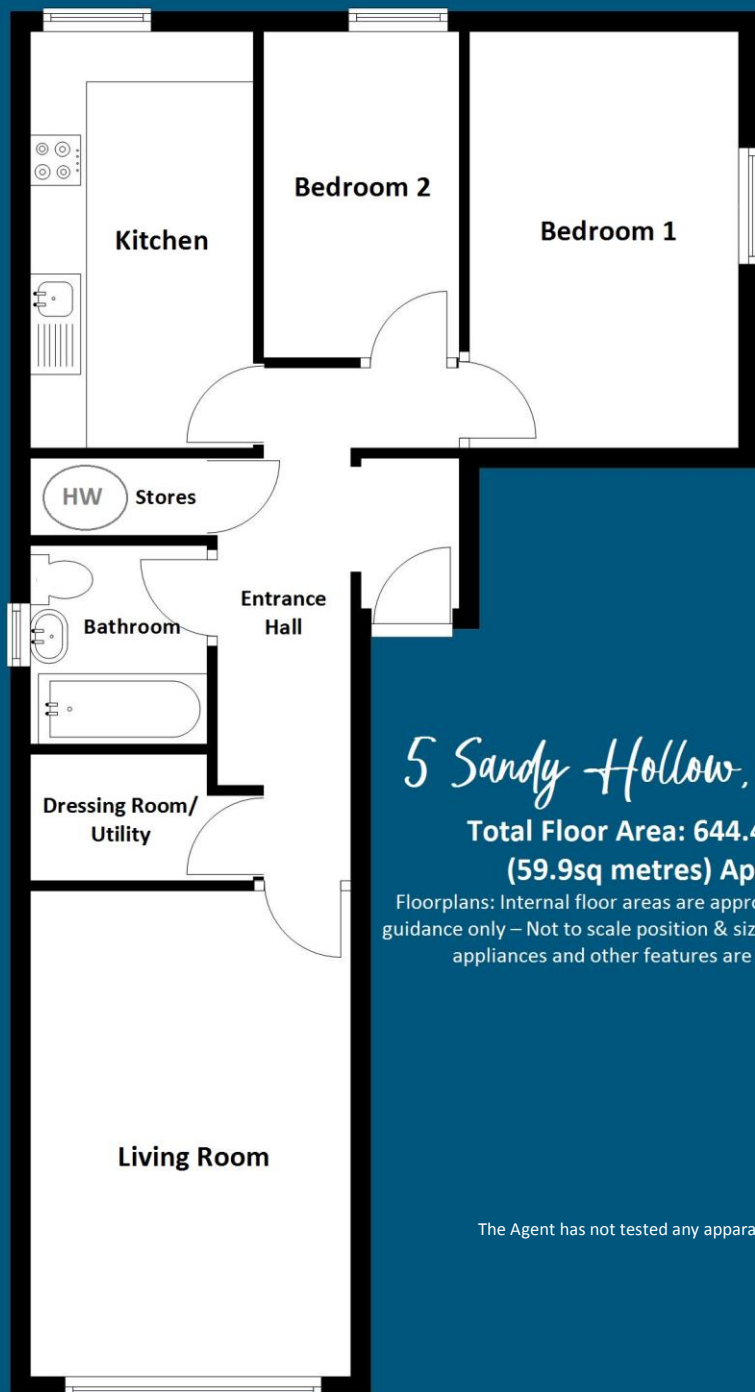
Outside: The development is surrounded by mature & landscaped grounds with laundry room and residents parking (not allocated).

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.





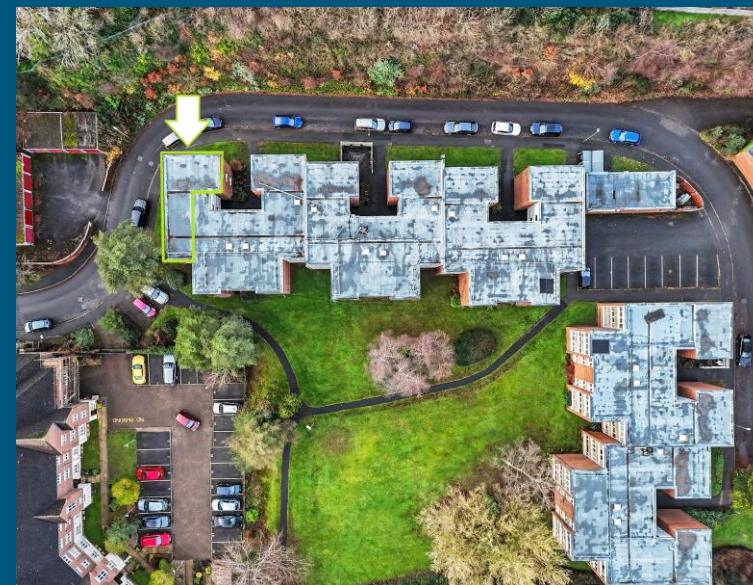




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**Total Floor Area: 644.4sq feet
(59.9sq metres) Approx.**

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



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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 PARTICULARS ARE ISSUED.

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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.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.