112 Bridgnorth Road, Wightwick, Wolverhampton, WV6 8AG

BERRIMAN
EATON

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A well located and well presented three bedroom detached house
standing in a sought after location with open views to the front over Greenbelt land
NO UPWARD CHAIN

LOCATION

112 Bridgnorth Road stands in a fine position with superb open views to the front across Bridgnorth Road with open fields and woodland beyond. Despite this the property is in walking distance of the wide ranging local facilities available within Compton Shopping Parade.

The further, more extensive amenities afforded by Tettenhall Village and the City Centre are within easy reach and, furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

The property comprises a substantial, detached property which provides well proportioned accommodation over two storeys.

The house has been well maintained over the years and is well presented throughout with modern appointments of quality including excellent kitchen and shower room suites, double glazing and gas fired central heating.

ACCOMMODATION

An enclosed PORCH with double glazed doors and window and quarry tiled flooring has a front door opening into the HALL with polished oak parquet flooring, an internal double glazed window to the porch, a double glazed side window and a useful understairs storage cupboard. The SITTING ROOM has a walk in double glazed bow window to the front with a delightful views over the Smestow Nature reserve and a contemporary limestone fireplace with living flame pebble effect gas fire standing within an oval bowl, wiring for wall lights and an open arch through into a STUDY which is an ideal space for those wishing to work from home with a double glazed side window. There is a stylish DINING KITCHEN with a full range of wall and base mounted cupboards with granite working surfaces, a stainless steel Neff five ring gas hob with stainless steel Neff extraction chimney above and built under Neff electric oven, an integrated Neff microwave together with an integrated Neff dishwasher, ample space for dining with the entire room having integrated ceiling lighting, tiled flooring, a door to the drive and double glazed patio doors to the garden.

A staircase from the hall rises to the galleried first floor landing with a double glazed side window and access to the roof space. BEDROOM ONE is a good double room in size with a double glazed window to the front with a delightful open aspect, a wide bank of contemporary fitted wardrobes and integrated ceiling lighting.

BEDROOM TWO is a good double room in size with a light corner aspect with double glazed windows to the side and rear, a wide bank of contemporary fitted wardrobes and integrated ceiling lighting. BEDROOM THREE is well proportioned with a double glazed window to the front, fitted book and display shelving and chests of drawers and hanging rails. The SHOWER ROOM has a well appointed, contemporary suite with a fully tiled shower with waterfall head and separate hose, WC and pedestal basin with mirror fronted cabinet above, tiled floor and walls, integrated ceiling lighting, a linen cupboard with slatted shelving and hot water cylinder, a double glazed window and a chrome towel rail radiator.

OUTSIDE

The house stands well back from the road in a pleasant slightly elevated position with a DRIVEWAY laid in herringbone pattern paviours providing ample off street parking and a large, low maintenance front garden which is mainly gravelled with surrounding borders and inset beds and an EV charging point. Wooden double gates at the side open onto a further area of parking laid in herringbone pattern brick paviours and a DETACHED GARAGE with an elevating door, electric light and power, plumbing for a washing machine, a rear window and a courtesy door to the side.

The REAR GARDEN has a patio laid in brick paviours to the rear of the property together with two stores, one of which has a Worcester Bosch gas fired central heating boiler. The rear garden is a feature of the house with paved paths, stocked beds and borders and a profusion of flowering plants and trees with a delightful green backdrop.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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
£425,000

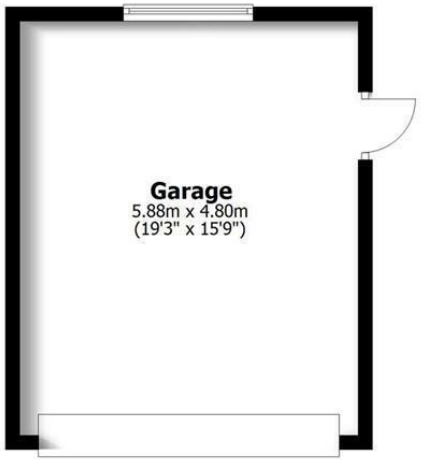
EPC: D

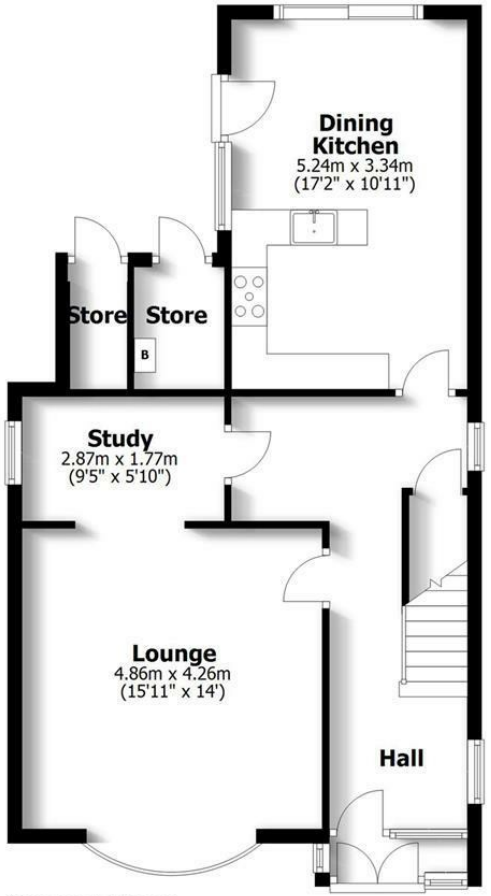
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

112 BRIDGNORTH ROAD
COMPTON

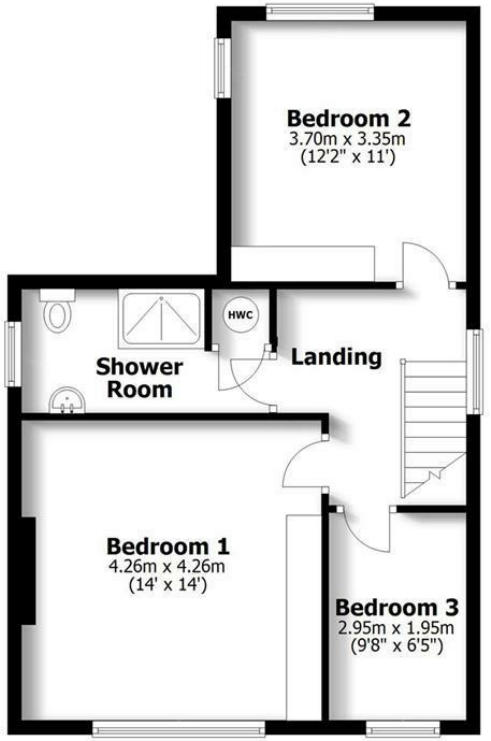
HOUSE:	109.5sq.m.	1178sq.ft.
GARAGE/STORES:	32sq.m.	345sq.ft.
TOTAL:	**141.5sq.m.**	**1523sq.ft.**

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