



86 Cranmore Road

THOMAS HARVEY  
ESTATE AGENTS



*A Deceptive & Character Three Bedroom Mid Terraced House, Situated In A Select Cul-De-Sac Off The Tettenhall Road & A Perfect Opportunity For Purchasers Requiring A Home To Restyle To Own Requirements!*

**86 Cranmore Road, Compton, Wolverhampton, WV3 9NN**  
**Asking Price: £199,500**

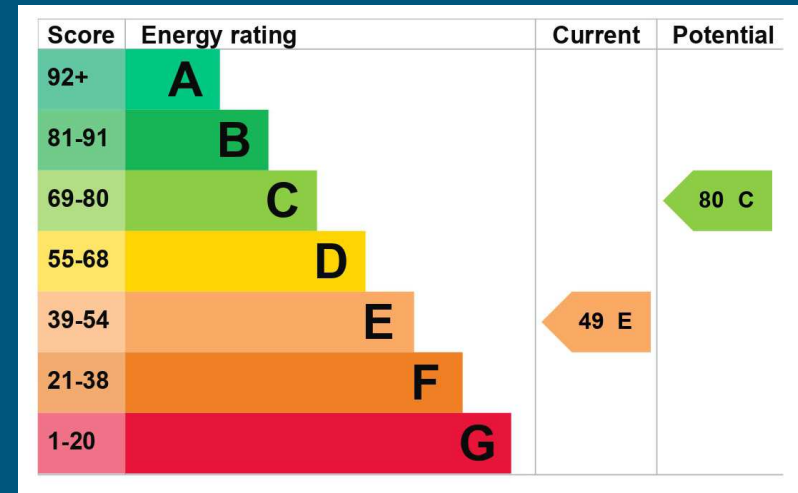
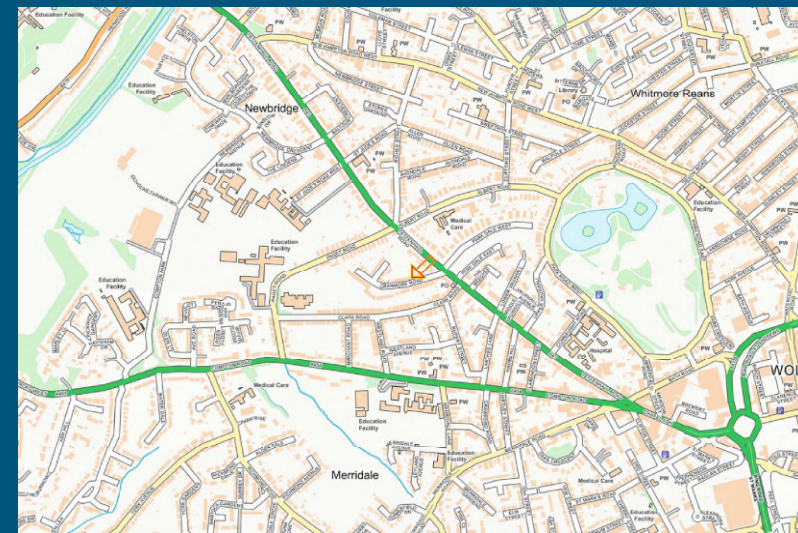
**Tenure: Freehold**  
**Council Tax: Band B – Wolverhampton**  
**EPC Rating: E (49) No: 4735-0622-6400-0510-6296**  
**Total Floor Area: 1223.5 sq. feet (113.7 sq. metres) Approx.**  
**No Upward Chain**  
**Services: We are informed by the Vendors that all main services are installed**

Situated in an established residential area convenient for the majority of amenities including local shops & schools in particular, Wolverhampton Grammar School & Wolverhampton Girls High, this characteristic & period mid-terraced property offers tremendous potential for buyers requiring a property to restyle to own requirements.

Designed to utilise the maximum space and having a number of original & period features including tall ceilings with period coving, original wood stripped flooring, a number of fireplaces on both levels and glazed sash windows. At approx. 1223.5sq feet, the accommodation includes entrance hall with stairs to first floor, the choice of two reception rooms, an inner lobby with stores and traditional kitchen at rear with walk in pantry & useful utility. On the first floor the galleried landing leads to three bedrooms with the master being of a particularly large size and the bathroom is fitted with a white suite. At the rear of the house is a fully stocked garden and having a number of storage facilities including timber garden sheds & brick outbuildings.

Not only within easy access of schooling in both sectors, the area is also served well with a variety of local shops, the amenities at Tettenhall & Compton and the city centre is also less than approx. 2 miles away.

Offered with No Upward Chain, viewing is highly recommended to appreciate this excellent opportunity which further comprises:



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**

**Entrance Hall:** Hardwood front door with opaque glazed window over, radiator and stairs to first floor.

**Front Living Room: 13' (3.97m) x 11'2" (3.40m)**

Cast iron period style open fireplace with tiled hearth & decorative surround, radiator, coved ceiling, wood stripped flooring and PVC double glazed bay window to front.

**Rear Sitting / Dining Room: 12'10" (3.90m) x 11'2" (3.40m)**

Fireplace recess with tiled hearth, radiator, wood stripped flooring and glazed sash window to rear.

**Inner Lobby:** Tiled flooring and built in cloaks cupboard under stairs.

**Kitchen: 10'8" (3.25m) x 8' (2.43m)**

Fitted with a traditional suite of wood units comprising a range of base cupboards & drawers with matching suspended wall cupboards, corian worktops with sunken Belfast style sink, 4-ring gas hob, built in double oven & grill, radiator, tiled flooring, glazed sash window to rear and internal access to utility. **Walk in pantry:** Shelving, wall mounted gas fired central heating boiler, tiled flooring and glazed window to side. **Utility: 6'1" (1.86m) x 8' (2.43m)** Full width built in worktop with base cupboards, single drainer sink unit, tiled flooring and glazed opaque door to rear garden with matching side window.

**First Floor Landing:** Built in corner cupboard and loft hatch.

**Bedroom One: 13'1" (4.00m) x 18'1" (5.51m)**

Open tiled fireplace with matching hearth, radiator and double glazed windows to front.

**Bedroom Two: 13' (3.96m) x 11'1" (3.39m)**

Period style cast iron fireplace, radiator and glazed sash window to rear.

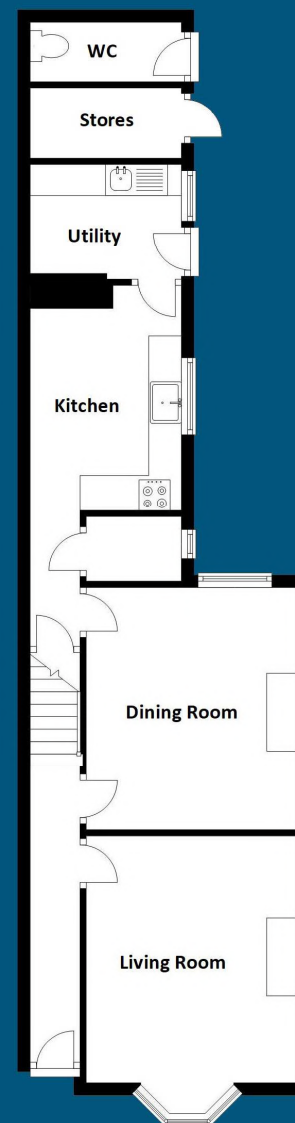
**Bedroom Three: 8' (2.44m) x 8'10" (2.68m)**

Period style cast iron fireplace, radiator and glazed sash window to rear.

**Bathroom: 7'6" (2.29m) 5'5" (1.66m)**

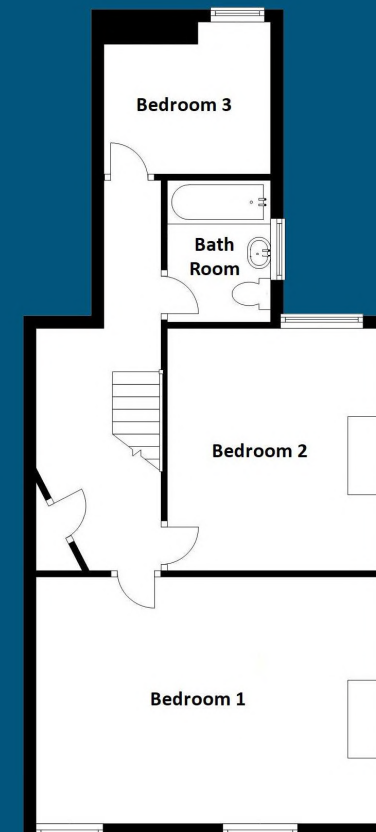
Fitted with a traditional white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, radiator, part tiled walls, wood stripped flooring and opaque glazed window to side.

**Rear Garden:** Courtyard to brick outbuildings including gardeners WC, steps to raised lawn with a variety of shrubs & trees, two timber garden sheds and surrounding fencing/ hedging.



**Ground Floor**  
Approx.: 605sq feet  
(56.2sq metres)

**Total Floor Area: 1223.5sq feet  
(113.7sq metres) Approx.**



**First Floor**  
Approx.: 618.5sq feet  
(57.5sq metres)

**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.





**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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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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