



14 Compton Road, Chapel Ash, Wolverhampton, WV3 9PH

BERRIMAN
EATON

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A Georgian style three bedroom, two bathroom townhouse ideally situated for the City Centre

LOCATION

Compton Road stands in an accessible position within easy walking distance of the wide range of shopping and leisure facilities available within the City Centre of Wolverhampton, an area that has seen a period of sustained growth and resurgence over recent years. There is a diverse range of night life available with the close proximity to the University campuses making the property suitable for either owner occupation or for investment purposes.

DESCRIPTION

The house has a dignified stucco fronted façade which is typical of the period. The property stands behind a small, paved front courtyard with iron railings leading to the front door and is arranged over three floors with a pitched and tiled roof.

Internally the property is well appointed throughout with fixtures and fittings of quality and a gas fired central heating system. The rooms offer spacious and flexible accommodation of excellent proportions with a particularly fine first floor reception room. Again, typical of this period, the rooms benefit from tall ceilings and the property has been decorated in a sympathetic manner to enhance the feeling of space, light and airiness internally.

ACCOMMODATION

A wooden, glazed bespoke entrance door leads to the INNER PORCH where a further glazed door gives access to the ENTRANCE HALLWAY which has tiled flooring and a staircase rising to the first floor. The SITTING ROOM has a sash window with wooden shutters and decorative cornices together with an extensive range of book and display shelving. The BREAKFAST KITCHEN is fitted with a range of wall and base units with complementary working surfaces and breakfast island, plumbing for a dishwasher, a ceramic sink, space for an eight ring Rangemaster, extractor hood, space for fridge, tiled splash back, inset down lights and door to the rear garden.

The staircase rises from the hall to the first floor landing which has a sash window and staircase leading to the second floor. The FIRST BEDROOM has a sash window to the rear elevation. The LOUNGE has oak flooring and an exposed feature chimney breast with book and display shelving to either side, two sash windows with small, Juliet balconies. There is a LAUNDRY / CLOAKROOM with a WC, pedestal basin, wall mounted cupboards, plumbing for a washing machine, a rear window and part tiled walls.

The top floor has a landing with access to the SECOND BEDROOM which is double in size with a sash window to the rear elevation. The PRINCIPAL BEDROOM SUITE boasts maple flooring, two sash windows to the front elevation and door to the EN-SUITE BATHROOM which has been refitted to a high standard and comprises of a bath with shower over, wc, sink, heated towel rail and down lights with travertine tiling. There is a further BATHROOM which has also been refitted to a high standard and has an ornate arched window, white suite with a bath with shower over, sink, wc and down lights with exposed flooring and part travertine tiling to walls.

OUTSIDE

To the front of the property is a small courtyard with railings giving access to the frontage, private side access leading to the REAR GARDEN which is low maintenance being paved with fencing to borders and provides access to the CELLAR.

The property is located in the Chapel Ash Conservation Area.

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 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 low risk.

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Wombourne Office

01902 326366

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www.berrimaneaton.co.uk

Offers Around
£284,950

EPC:

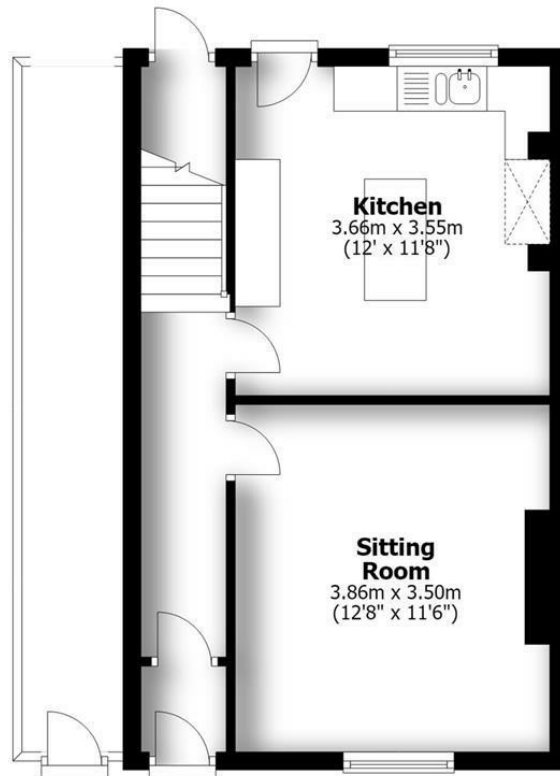
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



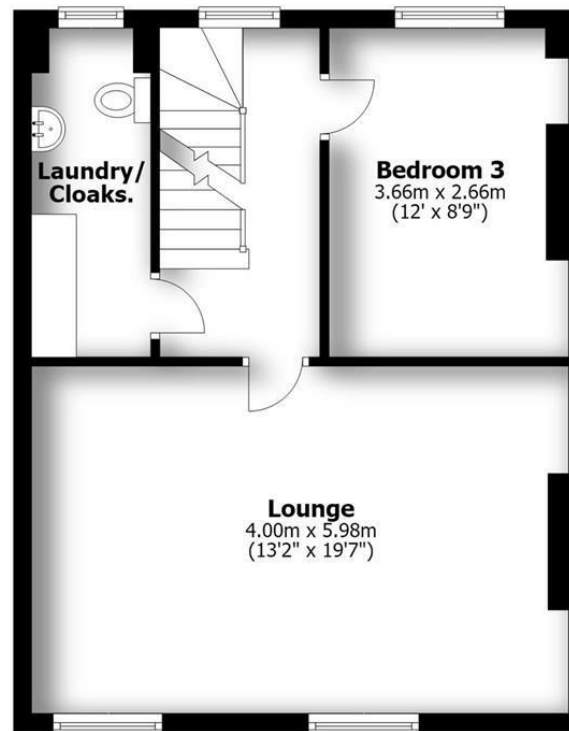
14 COMPTON ROAD CHAPEL ASH

TOTAL: 125.9sq.m. 1355sq.ft.

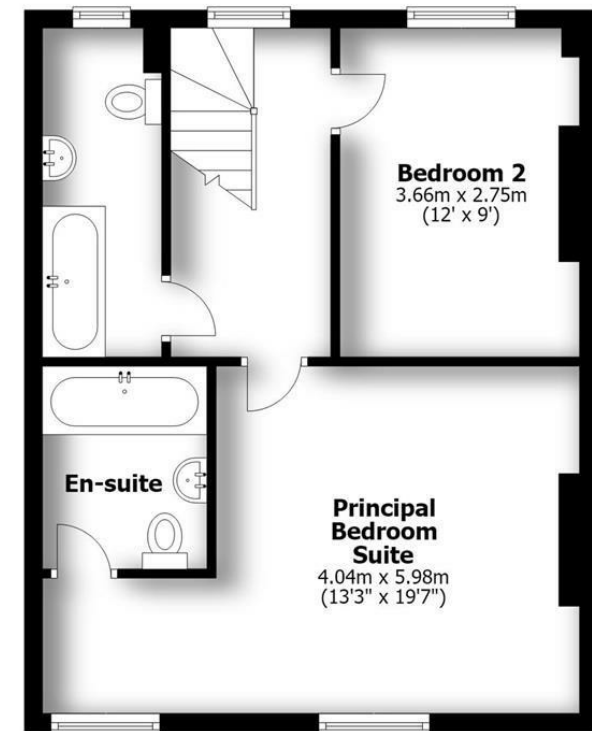
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

