



10 Waterdale, Compton, Wolverhampton, WV3 9DY

BERRIMAN
EATON

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An attractive family home providing delightful three bedroom accommodation that would benefit from a scheme of improvement and which has ample potential for works of extension (STPP).

LOCATION

A wide range of local facilities are available within close proximity, which include two Sainsburys Local stores, and excellent schooling for which the area is renowned with Wolverhampton Grammar School, St. Peter's, St. Edmund's and The Girls High School all being within walking distance. The City Centre is within easy reach and regular bus services run along the length of the Compton Road.

DESCRIPTION

10 Waterdale is a charming residence with elegant, part timbered and gabled accommodation with decorative castellation to the garage. The property benefits from well proportioned three bedroomed accommodation with some delightful, original features and the house benefits from a superb garden to the rear.

The property would benefit from a scheme of modernisation throughout affording buyers the opportunity to personalise the property to their own individual tastes and preferences. There is also scope for works of extension to enhance the scope of accommodation provided, should buyers so wish and subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

An open PORCH has a studded front door with leaded lights to either side opening into the HALL with ceiling coving and a GUEST CLOAKROOM with fitted white suite of WC and vanity unit with wash basin with cupboards beneath and a double glazed rear window. The DRAWING ROOM is an elegant principal reception space with a light, triple aspect with leaded windows to the front and rear and leaded French doors to the side opening onto the terrace, an open, brick fireplace with quarry tiled hearth and mantle, beamed and raftered ceiling, plaque rail and wiring for wall lights. The DINING ROOM has a leaded window to the front, recessed display alcoves with glazed shelving with cupboards beneath and ceiling coving. The KITCHEN has a basic range of wall and base mounted cupboards, stainless steel double bowl sink and drainer, plumbing for a dishwasher, breakfast bar, part tiled walls, point for a gas cooker and a leaded window overlooking the rear garden. A door opens into a GARDEN ROOM with double glazed windows, glazed doors to the garden, plumbing for a washing machine and an internal door to the garage.

A staircase from the hall rises to the first floor LANDING with a leaded window overlooking the rear garden, access to the roof space and a linen cupboard with slatted shelving and radiator. BEDROOM ONE is a good double room in size with a light through aspect with leaded windows to both the front and rear elevations and ceiling coving. BEDROOM TWO is a good double room in size with a leaded front window, built in wardrobe with cupboard above and ceiling coving and BEDROOM THREE is also a good room in size with a leaded window to the rear and ceiling coving. The BATHROOM has a coloured suite with a panelled bath and pedestal basin, part tiled walls, coved ceiling and a leaded window and there is a separate WC with a leaded window.

OUTSIDE

10 Waterdale stands behind a pleasant frontage with a DRIVEWAY laid in tarmacadam providing ample off street parking, a planted front bed and small front lawn. There is a GARAGE with electric light and power, a leaded side window and an internal door to the garden room.

There is gated side access to the house to the superb REAR GARDEN with a flagstone terrace to the rear of the property with steps leading to the extensive rear lawn with well stocked and matured beds and borders.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND E - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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Offers Around
£450,000

EPC: E

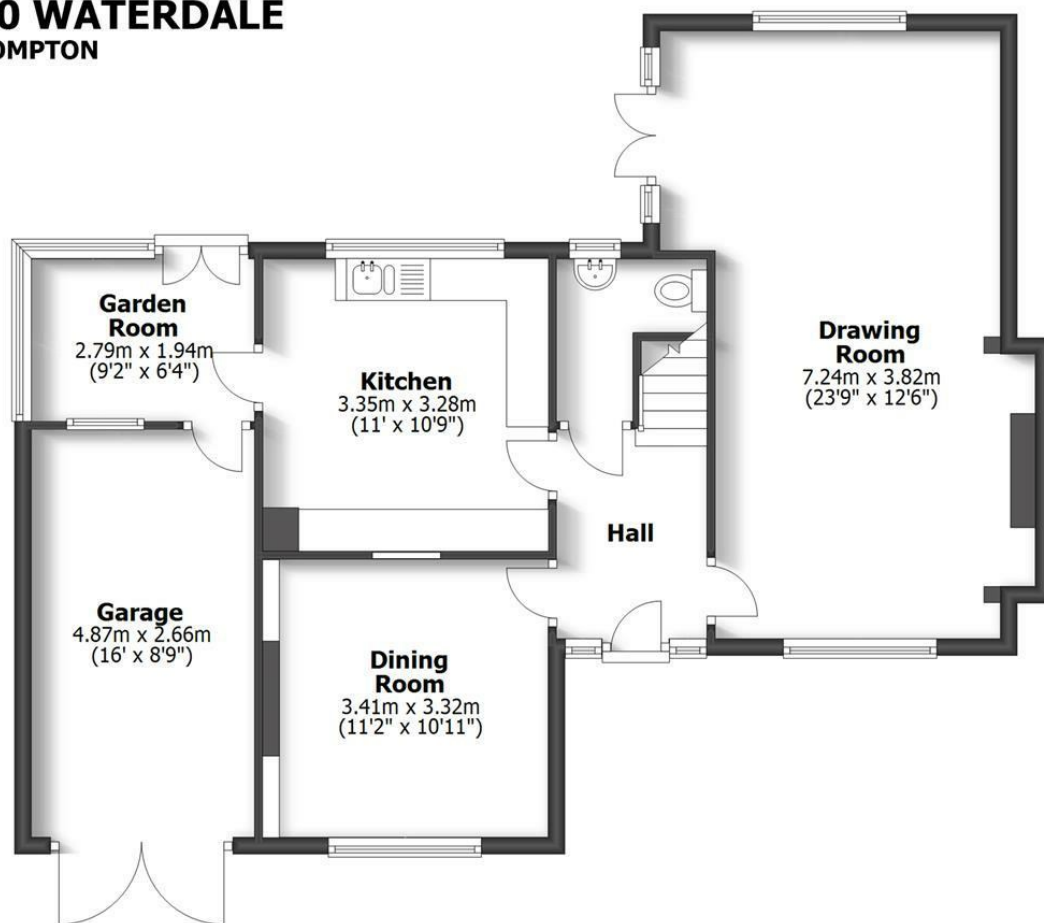
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



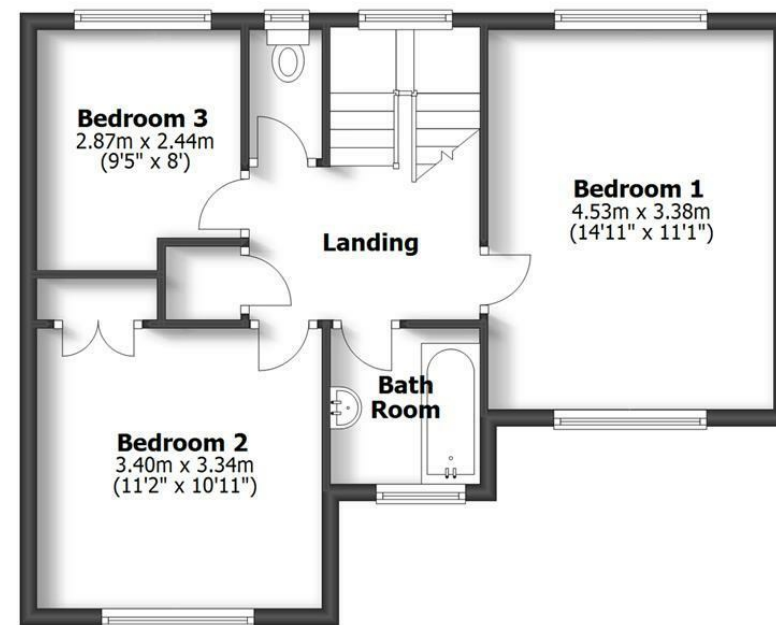
**10 WATERDALE
COMPTON**

HOUSE: 114.4sq.m. 1232sq.ft.
 GARAGE: 12.9sq.m. 139sq.ft.
TOTAL: 127.3sq.m. 1371sq.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

