



21 Ash Hill, Compton, Wolverhampton, WV3 9DR

BERRIMAN
EATON

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A four bedroom detached house in the sought-after Ash Hill enclave close to excellent schooling. The property has the benefit of no upward chain.

LOCATION

Ash Hill is an exceptionally sought after location within the Wolverhampton conurbation and has long since been thought to be one of the finest residential addresses within the area.

Local facilities are readily accessible within Compton and Tettenhall Village, there is easy travelling to Wolverhampton City Centre and communications are excellent with mainline rail services running from Wolverhampton station and the M5, M6 and M6 Toll facilitating access to Birmingham and the entire national motorway infrastructure.

The area is particularly well served by schooling in both sectors with Wolverhampton Grammar School and Wolverhampton Girls High School both being easily accessible together with the entrance St Peters and St Edmund's School standing almost opposite the end of Ash Hill.

DESCRIPTION

21 Ash Hill stands in a small spur driveway at the beginning of Ash Hill with a south facing garden. The property has well proportioned accommodation over both ground and first floors.

The property benefits from double glazing, gas central heating, a double garage, a drive with ample off street parking and a garden with a preferred southerly aspect. The sale further benefits from no upward chain.

ACCOMMODATION

An open fronted PORCH has a composite door opening into the RECEPTION HALL with coved ceiling and a useful cloaks and storage cupboard and a GUEST CLOAKROOM with WC and wash basin. There is a through LOUNGE with a double glazed bay window to the front, a coal effect gas fire set in a stone surround and double French doors open into the CONSERVATORY with double glazed windows and doors to the rear garden. The DINING KITCHEN has tiled flooring and integrated ceiling lighting throughout with the kitchen area having a range of wall and base units with stone working surfaces and a coordinating centre island with breakfast bar end. There is a stainless steel undermounted sink, integrated washing machine, integrated four ring induction hob with extractor fan over and electric oven beneath, an integrated microwave and warming drawer, a double glazed window to the rear garden, ample space for both seating and dining with double glazed French doors to the rear garden.

The LAUNDRY has a range of wall and base units, space and plumbing for a washing machine and tumble dryer, wall mounted Worcester Bosch gas fired central heating boiler and a glazed door to the side passage.

Stairs with wooden balustrading rise from the hall to the first floor landing with access to the loft and a linen cupboard with slatted shelving housing the pressurised hot water system. The PRINCIPAL BEDROOM SUITE is a good size double with a double glazed window and an EN-SUTIE SHOWER ROOM with a tiled shower with waterfall head and separate hose, WC, vanity unit with wash basin set in a vanity shelf with cupboards beneath, sash window, heated ladder towel rail and part tiled walls. BEDROOMS TWO AND THREE are both double in size with fitted wardrobes. BEDROOM FOUR is also double in size

OUTSIDE

21 Ash Hill sits behind a DRIVEWAY laid in brick setts affording off road parking for several vehicles with a shaped lawn with planted and flowering beds and borders to one side. There is a DOUBLE GARAGE with an electric up and over door, concrete floor, electric light and power and a pathway to the side leads to the open porch with external lighting.

A pathway laid in imprinted to the side of the property has gated side access to the south facing REAR GARDEN with an entertaining patio laid in imprinted concrete with shaped lawn beyond with planted beds and borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD and stands in the Ash Hill Conservation Area.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

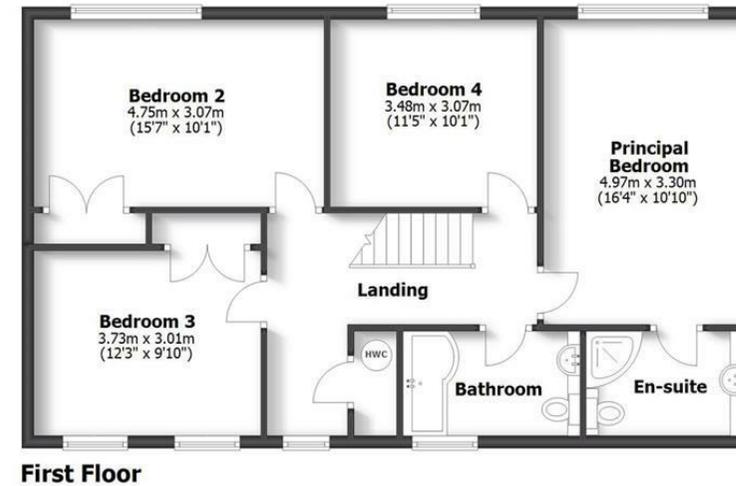
Offers Around
£699,950

EPC: C

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.



**21 ASH HILL
COMPTON**



HOUSE: 159.1sq.m. 1712sq.ft.
 GARAGE: 26.2sq.m. 282sq.ft.
TOTAL: 185.3sq.m. 1994sq.ft.

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

