



**166 COMPTON ROAD**  
**WOLVERHAMPTON, WV3 9QQ**

**OFFERS IN THE REGION OF £385,000**  
**FREEHOLD**

Conveniently situated within easy reach of Wolverhampton city centre and the highly regarded Wolverhampton Grammar School, this spacious three-bedroom detached bungalow offers an ideal home for both families and retirees alike.

Occupying a generous plot, the property benefits from ample off-road parking and offers flexibility for modern living with an impressive, mature garden to the rear. The versatile layout includes two well-proportioned living rooms, fitted kitchen with a bright conservatory dining area, three bedrooms, family bathroom, and an additional shower room.





# 166 COMPTON ROAD

- NO ONWARD CHAIN • Detached bungalow in sought-after location • Three bedrooms and two reception rooms • Kitchen with adjoining conservatory dining area • Family bathroom plus separate shower room • Generous plot with mature rear garden



## APPROACH

The property is approached via a driveway providing off road parking for several vehicles.

## ENTRANCE PORCH

## RECEPTION HALL

Radiator, loft access hatch, useful store cupboard.

## LIVING ROOM

14'11" into bay x 11'11"

Double-glazed bay window to the front, double-glazed window to the side, two radiators, period style fireplace.

## SITTING ROOM

Double-glazed bow window to the front, radiator, period style fireplace.

## KITCHEN

12'8" x 9'3"

Double-glazed obscure window to the side, tiled floor,, range of fitted wall, drawer and base units with work surfaces above incorporating a Butler style sink with mixer tap. There is a built in double oven, four ring gas hob, integral dishwasher and space for a fridge freezer.

## BEDROOM / DINING ROOM

14'7" into bay x 12'1"

Bay window to the rear, radiator, feature brick fireplace.

## BEDROOM

11'11" x 11'11"

Double-glazed window to the side, radiator, fitted wardrobes.

## BEDROOM

11'11" x 8'11"

Double-glazed window to the side, radiator, fitted wardrobes.

## SHOWER ROOM

Double-glazed obscure window to the rear, radiator, built in cupboard, circular sink with mixer tap, close-coupled w.c., corner shower enclosure.

## BATHROOM

Obscure window to the rear, towel rail, suite comprising close-coupled w.c, roll top bath with side mixer shower attachment, sink with vanity cupboard, and corner shower enclosure.

## REAR GARDEN

To the rear of the property is a generous garden providing a most pleasant rear outlook. There is a full width patio area overlooking mature lawns, well stocked with trees and shrubs.

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## COUNCIL TAX

Wolverhampton City Council - Tax Band D

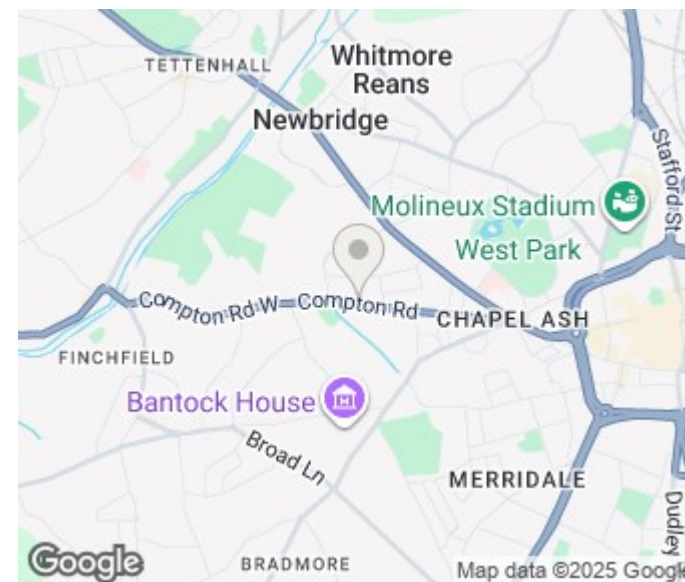
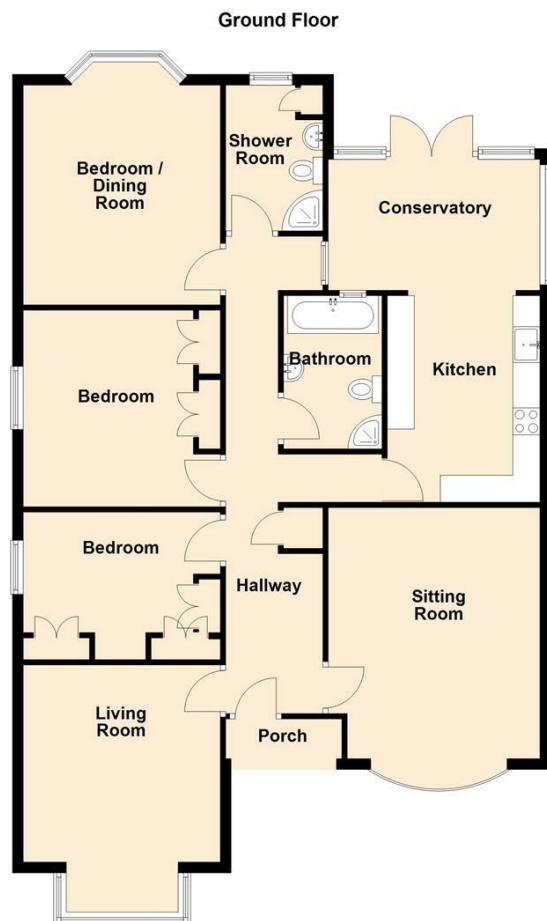
## BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.  
Potential purchasers should contact their preferred  
supplier to confirm availibilty and speed

## 166 COMPTON ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements