



**1B COMPTON ROAD WEST**  
**WOLVERHAMPTON, WV3 9DJ**

**OFFERS IN THE REGION OF £360,000**  
**FREEHOLD**

NO CHAIN - Exclusive detached home finished to a high standard situated in a popular location close to local shops, schools and canalside walks. The property is set back from the main road and comprises entrance hall, living room, dining kitchen, utility room, ground floor w.c, three double bedrooms and family bathroom. Private enclosed garden to the rear. Driveway providing ample parking with electric car charging point.



## 1B COMPTON ROAD WEST

- NO CHAIN • Three Double Bedrooms • Extensive Off Road Parking • Ground Floor W.C • Enclosed Rear Garden • Popular Location • Set Back From Main Road • Well Appointed Throughout



### SUMMARY

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### ENTRANCE HALL

Two useful storage cupboards, staircase to the first floor landing, doors to the living room, ground floor w.c and dining kitchen.

### LIVING ROOM

12'7" x 12'5"

Double glazed window to the front and radiator.

### DINING KITCHEN

20'2" x 11'6"

Double glazed bi-fold doors to the rear, double glazed window to the rear, two radiators, ceiling down lighters and a range of fitted wall, drawer and base units will work surfaces above incorporating a sink and drainer unit and 4 ring hob. There is a built in double oven and further integrated appliances including dishwasher, fridge and freezer. Door to the utility room.

### GROUND FLOOR W.C

Radiator, close coupled w.c and pedestal wash hand basin with splash back tiling.

### UTILITY ROOM

7'3" x 6'0"

Part glazed door to the side, radiator and fitted work surface with stainless steel sink and drainer unit. Space for multiple household appliances and plumbing for a washing machine.

## FIRST FLOOR LANDING

Double glazed window to the side and doors to:

## BEDROOM ONE

12'10" x 12'4"

Double glazed window to the rear, radiator and door to the en-suite shower room.

## EN-SUITE SHOWER ROOM

Double glazed window, towel rail, close coupled w.c, pedestal wash hand basin and shower enclosure.

## BEDROOM TWO

12'4" x 8'9"

Double glazed window to the front, radiator.

## BEDROOM THREE

12'4" x 8'9"

Double glazed window to the front, radiator.

## FAMILY BATHROOM

Double glazed obscure window to the side, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and paneled bath.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. Side passage providing access to the front.

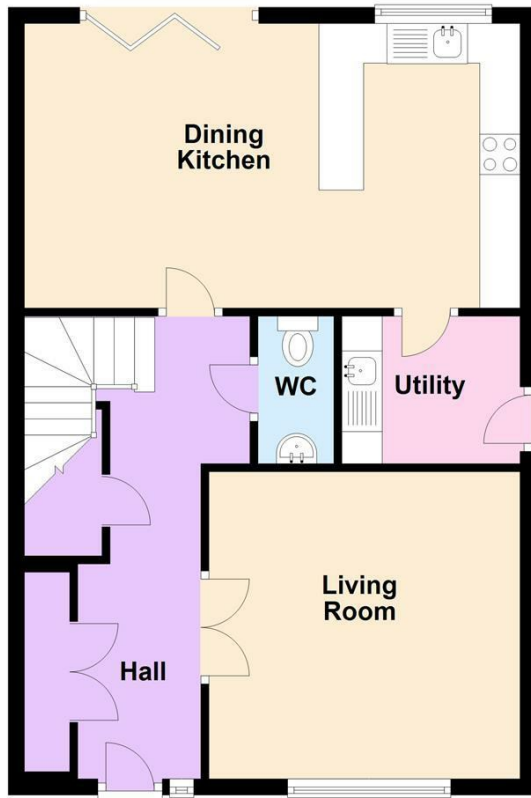
## COUNCIL TAX BAND

Wolverhampton City Council - TBC

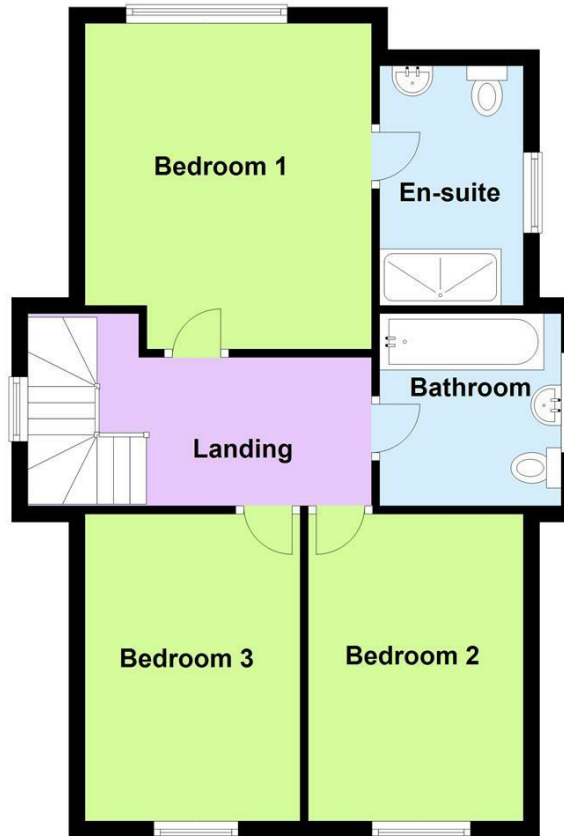
## 1B COMPTON ROAD WEST



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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