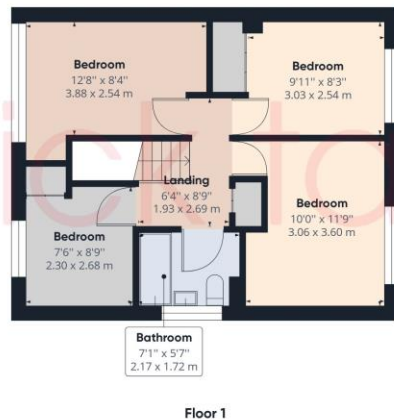
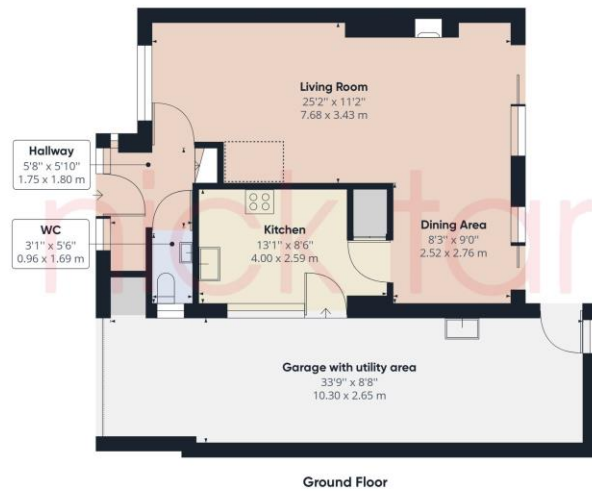




Woodfield Heights, Compton, Wolverhampton,
WV6 8PT

nick tart



Approximate total area⁽¹⁾
1301.01 ft²
120.87 m²

Reduced headroom
12.33 ft²
1.15 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Woodfield Heights, Compton, Wolverhampton, WV6 8PT

- Reception hall with cloakroom
- 'L' shaped living room & dining area
- Breakfast kitchen
- 4 Bedrooms
- Family bathroom
- Tandem garage with utility area
- Driveway and enclosed rear garden
- EPC: E52

Occupying a choice cul-de-sac position within a sought after location with Tettenhall village and Smesto nature trail within walking distance. This deceptively spacious four bedroom link detached property has been well maintained over the years providing a practical and versatile layout of living accommodation and yet is also ideal for those discerning buyers looking to acquire a property that they can update including kitchen and bathrooms and further re-style to their own requirements.

The accommodation in further detail comprises...

Entrance hall, fitted cloak room with close coupled WC, pedestal wash hand basin and radiator.

'L' shaped living room and dining area. - **Living room** having feature stone fireplace with inset living flame gas coal effect fire basket, marble mantle and matching hearth, coved ceiling, wall light points, dual aspects to both front and rear and double-glazed sliding patio window into the rear garden.

Dining area having coved ceiling, recess downlights and double-glazed sliding patio window also leading into the rear garden.

Breakfast kitchen having matching suite of units comprising of single drainer sink unit with range of cupboards, matching worktops and tiled splashbacks, cooker recess with extractor over, range of wall cabinets, boiler cupboard housing the Potterton Kingfisher floor mounted gas central heating boiler and access into the garage and utility area.

Stairs lead from the entrance hall to the **first floor landing** which has an airing cupboard.

There is an excellent choice of **four bedrooms** all with double-glazed windows and radiator with bedrooms two and four having built in wardrobes.

Family bathroom having panel bath with shower, close coupled WC, pedestal wash hand basin, radiator and double-glazed window.

Outside the property is approached via a herringbone block paved driveway and front garden leading to a long tandem garage with utility area having a stainless steel single-drainer sink unit with cupboards under and matching worktop with plumbing for automatic washing machine and dishwasher, double-radiator and access into the rear garden.

The rear of the property enjoys a crazy paved patio with dwarf walling with steps leading to the main garden area with a variety of shrubs and trees, further sun terracing and surrounding fencing.

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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Also at
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