



11 Compton Hill Drive, Compton, Wolverhampton, WV3 9DL

BERRIMAN  
EATON



# 11 Compton Hill Drive, Compton, Wolverhampton, WV3 9DL

A spacious, well situated detached bungalow close to local amenities and the Smestow Nature Reserve, with ample parking and a double garage

## LOCATION

Compton Hill Drive is a highly regarded cul-de-sac off Compton Road close to the Compton Shopping Centre with a Sainsburys Local Store, Tettenhall Wood and Tettenhall Village. The centre of Wolverhampton is easily accessible with public transport available and there is a wide range of schools in both sectors in the locality.

## DESCRIPTION

11 Compton Hill Drive offers excellent accommodation with a spacious lounge, separate dining room, conservatory and three good bedrooms.

The property benefits from gas fired central heating and double glazing throughout as well as a double drive, double garage and a further parking space on the far side of the front garden.

## ACCOMMODATION

There is an ENTRANCE HALL with cloaks cupboard and a CLOAKROOM with vanity unit with tiled splash back and a WC. The spacious LOUNGE has an ornamental stone fireplace with display niches with an electric stove, there is a wide bow window overlooking the front garden and coved ceiling. A glazed door leads to the DINING ROOM with coved ceiling and sliding patio door to the CONSERVATORY with ceramic tiled floor and double doors to garden. The KITCHEN has a range of wall and base units with roll top working surfaces, stainless steel sink and drainer with double glazed window over, part tiled splash back, space for a gas cooker, space for an under counter fridge, tiled floor, a breakfast bar and a door to the LAUNDRY with a stainless steel sink unit, wall and base units, plumbing for washing machine, a Glow Worm gas fired boiler and a window and door to the side passage.

There is a SIDE HALL with an airing cupboard with fitted shelving. There are THREE DOUBLE BEDROOMS with the principal bedroom having fitted wardrobes and a refitted SHOWER ROOM with a double shower cubicle, vanity unit with wash basin with cupboards beneath and WC, tiled walls, heated ladder towel rail, integrated ceiling lighting and a double glazed window.

## OUTSIDE

11 Compton Hill Drive sits behind a low rise wall surrounding the large front garden with mature shrubs to the borders. There is a DRIVEWAY laid in tarmac leading to the DOUBLE GARAGE with an external light, elevating door, electric light and power and a courtesy door and window to the rear garden. There is a further parking space to the far side of the front garden with a gravel path and gate to the side passage.

A wrought iron gate opens into the REAR GARDEN which is laid in brick paviours with beautiful flowering beds and borders and a garden shed.

We are informed by the Vendors that all mains services are connected.  
COUNCIL TAX BAND F – 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  
£425,000

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.



**11 COMPTON HILL DRIVE  
COMPTON**

BUNGALOW: 116sq.m. 1249sq.ft.  
 GARAGE: 26.7sq.m. 287sq.ft.  
**TOTAL: 142.7sq.m. 1536sq.ft.**

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





