



39 Alpine Way, Compton, Wolverhampton, WV3 9ED

BERRIMAN
EATON

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A four bedroom, link detached property standing at the end of the cul-de-sac with a plot size of approximately 0.163 acres with the potential for extensions (subject to gaining all of the necessary consents and permissions)

LOCATION

Alpine Way 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. There is a pedestrian walkway directly through to Smethstow Valley Nature Reserve.

DESCRIPTION

39 Alpine Way is a good size four bedroom family home with well proportioned accommodation over both ground and first floors. There is a plot size of approximately 0.163 acres and there is the potential for extensions (subject to gaining all of the necessary consents and permissions). A new boiler was fitted in 2022 and the vendor advises us that there is a large loft which could be converted, subject to gaining all of the necessary consents and permissions.

ACCOMMODATION

A composite door with glazed side window opens into the HALL with wood laminate flooring, coved ceiling, wiring for wall lights, two cloaks and storage cupboards and a GUEST CLOAKROOM with WC, vanity unit with wash hand basin and cupboards, tiled floor, tiled walls and a double glazed window. The LOUNGE has a double glazed bow window to the front, an electric fire set in a marble hearth and surround, coved ceiling, wiring for wall lights and glazed double doors opening into the DINING ROOM / SITTING ROOM with coved ceiling, a window to the conservatory and a door to the KITCHEN has a range of wall and base units with roll top working surfaces, tiled splash back, a five ring gas hob with Smeg extraction fan above, a built in Bosch electric oven, integrated Bosch dishwasher, stainless steel sink and drainer, space for a fridge freezer, tiled floor and a door and window to the CONSERVATORY with wood laminate flooring and windows and a door to the rear garden and a door to the LAUNDRY with wall and base units, roll top working surface, stainless steel sink and drainer, space for a washing machine and tumble dryer, tiled flooring, a double glazed window to the rear garden and an internal door to the garage.

Stairs from the hall rise to the first floor landing with access to the loft and an airing cupboard with wall mounted Ideal boiler which was fitted in 2022 and slatted shelving. BEDROOM ONE has a double glazed window and built in wardrobes. BEDROOMS TWO AND THREE are also double in size with double glazed window and BEDROOM FOUR has a double glazed window. The BATHROOM has a white suite with a P-shaped bath with shower over, vanity unit with wash basin with cupboards beneath and WC, tiled floor, tiled walls, coved ceiling heated ladder towel rail and a double glazed window.

OUTSIDE

39 Alpine Way occupies a superb corner plot and sits behind a shaped front lawn with a DRIVEWAY to one side laid in tarmac providing parking for multiple vehicles and leading to the INTEGRATED GARAGE with an up and over door, electric light and power, concrete flooring and an internal door to the laundry.

There is gated side access to the REAR GARDEN with a patio to the side and rear of the property and shaped lawn.

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

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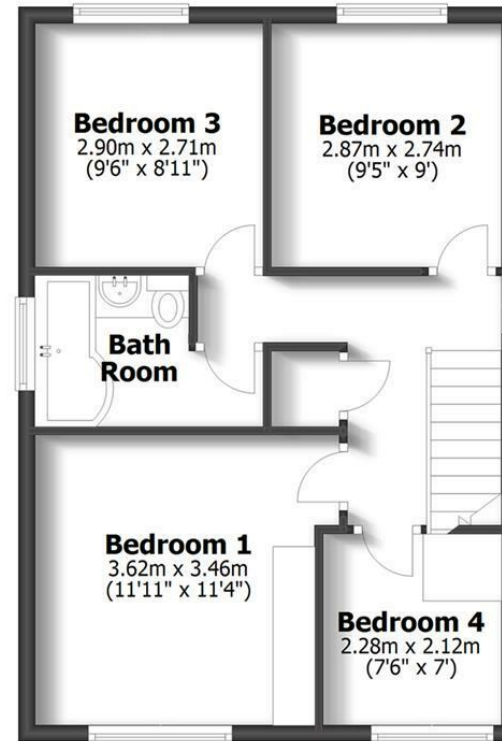
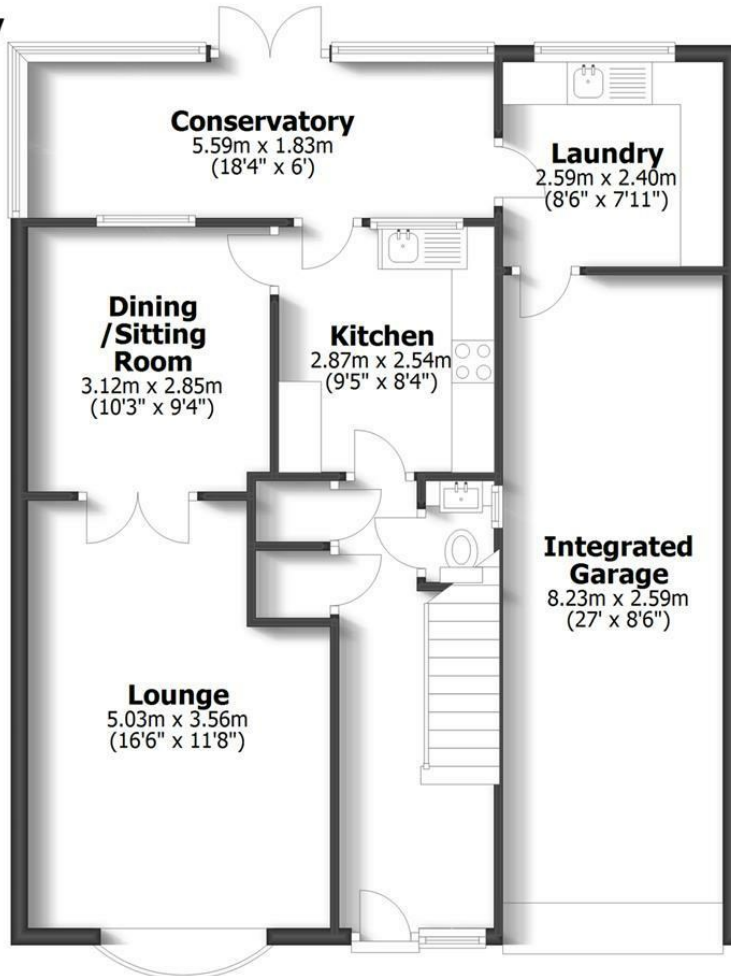
Offers Around
£349,950

EPC: D

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.



39 Alpine Way
Compton



First Floor

HOUSE: 109.1sq.m. 1174sq.ft.
GARAGE: 21.3sq.m. 229sq.ft.
TOTAL: 130.4sq.m. 1403sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

