



2 Captains Close, Compton, Wolverhampton, WV3 9EA

BERRIMAN
EATON

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A well proportioned family home standing in a small and exclusive sought-after Compton cul-de-sac within easy reach of all facilities and excellent schooling.

LOCATION

Captains Close is a small cul-de-sac lying just off Ashfield Road in a favoured residential area. A wide variety of facilities are available within Compton itself and there is easy access to the city centre and the property is particularly conveniently located for excellent schooling in both sectors.

DESCRIPTION

2 Captains Close is a substantial, four bedroom detached property with rooms of excellent proportions over both ground and first floors.

The house has been well maintained over the years and benefits from partial triple, double and secondary glazing, gas fired central heating and stands in a generous plot behind an excellent frontage with a lovely garden to the rear.

The property would now benefit from a gentle scheme of upgrading affording buyers the opportunity to make the property "their own".

ACCOMMODATION

A double glazed front door opens into the PORCH with tiled floor, double glazed windows and a part glazed and panelled door with a matching side panel leading to the HALL with ceiling coving and a CLOAKROOM with fitted suite of WC and pedestal basin, tiled floor, part tiled walls, a secondary glazed window, coat hooks and shelving. There is a large LOUNGE with a light, through aspect with a triple glazed window to the front together with a secondary glazed window and door to the garden, a decorative York stone fireplace with tiled hearth and fitted gas fire and ceiling coving. Glazed double doors open into the DINING ROOM which has a secondary glazed window overlooking the rear garden, ceiling coving and a serving hatch to the KITCHEN which has a range of wall and base mounted cupboards with built under gas oven, space for a fridge freezer, a secondary glazed rear window, tiled floor and part tiled walls. There is a BREAKFAST ROOM with a secondary glazed side window and door, timber panelled ceiling and a door into the garage.

A staircase from the hall rises to the first floor split level landing with two secondary glazed windows and access to the part boarded roof space. The PRINCIPAL BEDROOM SUITE has a double bedroom with dressing area with two secondary glazed windows overlooking the rear garden, fitted wardrobes and an EN-SUITE WET ROOM STYLE SHOWER ROOM with an electric shower, wall hung wash basin and intelligent WC, tiled walls and a secondary glazed side window. BEDROOM TWO is a good double room in size with a secondary glazed window overlooking the rear garden and a wide bank of fitted wardrobes. BEDROOM THREE is a good room in size with a secondary glazed window to the front and fitted double wardrobe. BEDROOM FOUR has a secondary glazed window and a fitted wardrobe with shelves to one side and cupboards beneath. The BATHROOM has a fitted suite with a panelled jacuzzi style bath with electric shower over, bidet and vanity unit with inset wash basin, WC with concealed flush, cupboards and drawers, tiled walls and a secondary glazed window to the side together with an airing cupboard with hot water cylinder with shelving above.

OUTSIDE

2 Captains Close stands behind an excellent frontage behind a shaped lawn and a DRIVEWAY laid in herringbone patterned brick pavements providing ample off street parking. There is an INTEGRAL GARAGE with a remote controlled elevating door, plumbing for a washing machine, a stainless steel sink with cupboard beneath, a wall mounted Worcester Bosch gas fired central heating boiler, a side window, electric light and power and a door into the breakfast room.

There is gated side access to the delightful REAR GARDEN with a paved terrace to the rear of the property, a shaped lawn beyond and stocked and planted beds and borders. The garden has a preferred South Westerly aspect and a shed to the side.

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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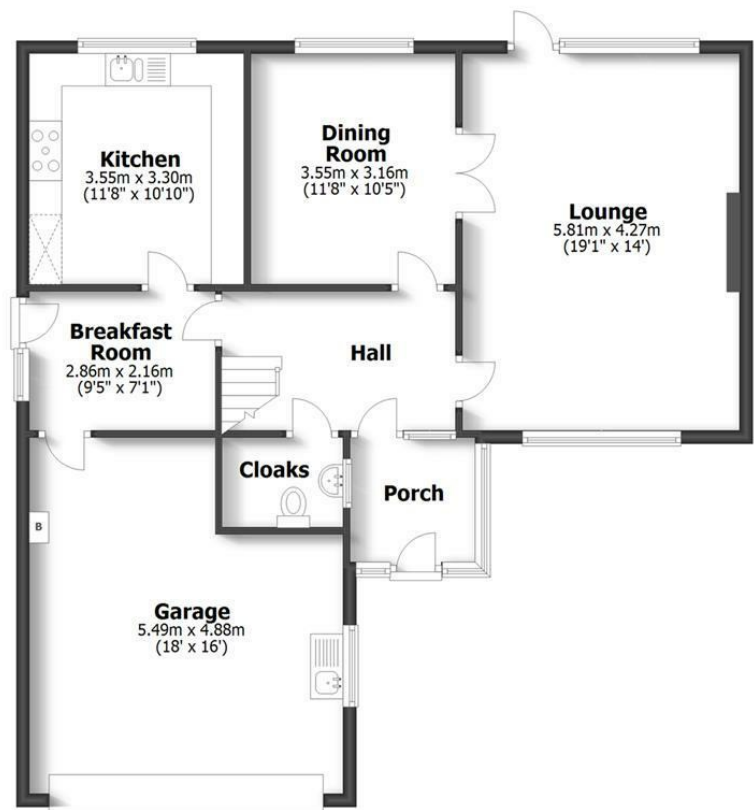
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



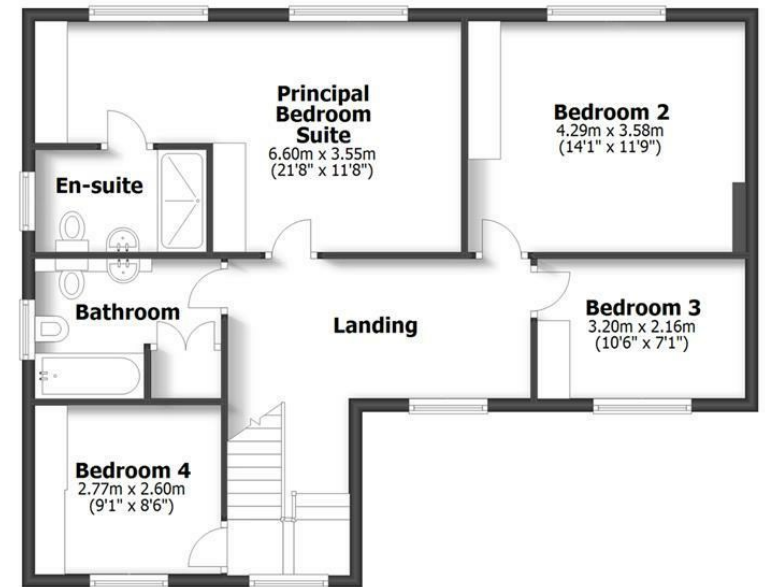
**2 CAPTAINS CLOSE
COMPTON**

HOUSE: 147sq.m. 1582sq.ft.
 GARAGE: 23.8sq.m. 257sq.ft.
TOTAL: 170.8sq.m. 1839sq.ft.

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



Ground Floor



First Floor

