



2 Cheswell Close, Compton, Wolverhampton, WV6 8AS

BERRIMAN
EATON

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An exceptional, split level contemporary residence providing three bedroom and three bathroom accommodation in a sought after address with delightful views and a private garden to the rear.

LOCATION

The property stands in a small cul-de-sac of just seven houses in a sought after development which is ideally located for easy access to the extensive local facilities afforded by Compton, Tettenhall Wood and Tettenhall Village. There is easy travelling to the city centre and the area is well served by schooling in both sectors for all ages.

DESCRIPTION

2 Cheswell Close is a beautifully appointed family home which benefits from spacious accommodation over ground and first floors which is arranged in a split level design with rooms of excellent sizes throughout.

The accommodation is principally arranged over the first floor which opens onto the garden at the rear and there is an en-suite, large bedroom to the ground floor which is ideal for annex style living for multi generational occupancy.

The house has a delightful view over a communal green to the front with a matured, tree studded backdrop beyond and there is a charming garden to the rear which enjoys a high degree of summer privacy for a house in this location.

The property has kitchen and bathroom suites of quality, double glazing and gas fired central heating.

ACCOMMODATION

A front door with inset circular light opens into the HALL with integrated ceiling lighting and stairs rising to the first floor open plan living space. There is a SITTING ROOM with laminated flooring, a double glazed side window and double glazed patio doors opening onto a balcony with glazed balustrading and fine views. There is a DINING / STUDY AREA with laminated flooring, part ceiling coving and double glazed patio doors opening into a fully double glazed GARDEN ROOM which enjoys a lovely aspect over the garden and which has tiled flooring and a central heating radiator helping to make the room usable all year round. The KITCHEN has a full range of wall and base mounted cabinetry providing ample storage areas, a stainless steel Smeg gas hob with built under Bosch electric oven and filtration unit above, an integrated slimline Kenwood dishwasher and an integrated fridge and a freezer, tiled floor, a double glazed side window and a door into the garden room. The PRINCIPAL SUITE has a double bedroom with integrated ceiling lighting and double glazed patio doors to the front balcony and an EN-SUITE shower room with a well appointed, contemporary suite of a fully tiled shower, WC with concealed flush and wall hung vanity unit with wash basin with cupboard beneath, tiled walls with glazed mosaic relief, tiled floor, integrated ceiling lighting, backlit mirror, a double glazed window and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with a double glazed window overlooking the rear garden and built in wardrobes together with a shelved cupboard and there is a BATHROOM with a well appointed white suite with a panelled bath, wall hung wash basin and WC, tiled floor and walls, a double glazed window and a towel rail radiator.

The ground floor accommodation provides an annex style BEDROOM SUITE with a DRESSING / SITTING ROOM with double glazed patio doors to the front, laminated flooring and an opening into the BEDROOM which is double in size with wiring and a recess for a wall mounted TV and a door to an EN-SUITE SHOWER ROOM with a fully tiled shower with mosaic relief, a wide vanity unit with inset wash basin, WC with concealed flush, cupboards and drawer with tiled splash back, tiled flooring and a chrome towel rail radiator. There is also a LAUNDRY with wall and base mounted cupboards, a stainless steel sink, plumbing for a washing machine, space for a tumble dryer, tiled flooring and a door into the GARAGE which is double in size with a roller shutter door, automatic light, work bench and a courtesy door to the rear.

OUTSIDE

The property stands behind a DRIVEWAY laid in tarmac providing off street parking, there is an integral GARAGE and a charming REAR GARDEN which enjoys a high degree of summer privacy for a property in this location with a timber decked terrace leading to a paved patio with a shaped lawn beyond with further timber decked seating areas, well stocked beds and borders and a SUMMER HOUSE.

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.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£425,000

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.



2 Cheswell Close Compton

HOUSE: 114.9sq.m. 1237sq.ft.
 GARAGE: 25.7sq.m. 277sq.ft.
TOTAL: 140.6sq.m. 1514sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



