



26 Marchant Road, Compton, Wolverhampton, WV3 9QG

BERRIMAN
EATON

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A period, semi-detached family home with many original features which is close to several schools and has five double bedrooms

LOCATION

Marchant Road is a small street which runs off Compton Road (A454) in a green and leafy suburb approximately one mile to the west of Wolverhampton City Centre.

Local facilities are available within walking distance and the further, more extensive amenities provided by Chapel Ash and the City Centre itself are within easy reach.

Public transport services are excellent with regular bus services running along the Compton Road and the area is particularly well served by schooling with both Wolverhampton Grammar School, Wolverhampton Girls' High School and St. Judes Primary School being within walking distance together with St Peter's and St Edmund's Collegiate Schools being on hand.

DESCRIPTION

26 Marchant Road offers well proportioned accommodation over three storeys. The property retains many original features along with double glazing and gas central heating. There are five double bedrooms, two bath / shower rooms, two reception rooms, a breakfast kitchen, laundry and guest cloakroom. It also benefits from off road parking with an EV charging point and a garage.

ACCOMMODATION

Double glazed French doors open into the PORCH with Minton tiled flooring, a glazed, leaded and coloured front door with matching surrounding windows opens into the HALL with Minton tiled flooring, coved ceiling and an understairs store. The LOUNGE has wooden flooring, a double glazed walk in bay window with coloured lights, coved ceiling, picture rail and a gas coal effect fire set in a stone surround and hearth. The DINING ROOM has wooden flooring, double glazed French doors to the side, coved ceiling, picture rail and a gas fire set in a formal surround. The BREAKFAST KITCHEN has a range of cream fronted wall and base units with roll top working surfaces, tiled splash back, circular sink and drainer with a double glazed window over, a four ring gas hob with filtration unit above and gas oven beneath, integrated dishwasher, space for a fridge freezer, a Coalbrookdale log burner, tiled flooring throughout and ample space for dining. A coloured, leaded and glazed door opens into the LAUNDRY with a range of wall and base units and ceramic sink, space for a washing machine, wall mounted boiler, tiled floor, a double glazed window and door to the rear garden and a GUEST CLOAKROOM with a WC and pedestal wash basin.

Stairs from the hall rise to the first floor landing. BEDROOM ONE is an excellent size double room with a range of built in wardrobes, a double glazed window and a walk in double glazed bay to the front, coved ceiling and picture rail. BEDROOM TWO is a good size double, a painted fireplace and a double glazed window to the front and picture rail. BEDROOM THREE is also double in size with a painted fireplace and double glazed window. There is a contemporary shower room with a double shower cubicle with waterfall head and separate hose, WC, wall mounted wash basin, tiled floor and walls, a modern heated towel rail, integrated ceiling lighting and two double glazed windows.

A further staircase rises to the upper floor with a large storage cupboard. BEDROOM FOUR AND FIVE are both double in size and set in the eaves with roof lights. The BATHROOM has a panelled bath, fully tiled shower cubicle, pedestal wash basin, WC and two roof lights.

OUTSIDE

26 Marchant Road sits behind a screening hedge with a DRIVEWAY laid in imprinted concrete with shrubs to the borders. There is a Polar EV charging point and a GARAGE with an up and over door, concrete floor and a courtesy door to the rear.

There is gated side access to the rear garden with an area of planted, raised beds to the side and to the rear of the property the part walled garden is paved with an area of decking with flowering beds and border. There is a brick built store, external lighting and an external cold water supply.

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 are 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.

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Offers Around
£365,000

EPC:

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.



26 Marchant Road
Compton

HOUSE: 209.7sq.m. 2257sq.ft.
GARAGE: 12.1sq.m. 130sq.ft.
TOTAL: 221.8sq.m. 2387sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



