



50 Bramstead Avenue, Compton, Wolverhampton, WV6 8AW

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## 50 Bramstead Avenue, Compton, Wolverhampton, WV6 8AW

A significantly altered, detached family home with flexible accommodation with a total of four bedrooms and three bath / shower rooms which includes a ground floor suite.

### LOCATION

The property stands on Bramstead Avenue almost opposite its junction with Forton Close in a sought after modern 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

50 Bramstead Avenue is a well proportioned family residence which has been significantly altered to greatly enhance the scope of accommodation provided. There is an extensive array of living space to the ground floor which includes a self contained annex of bedroom with independent access and an en-suite shower room.

There are double glazed windows and gas fired central heating, a recently fitted kitchen and new carpets throughout the ground floor.

### ACCOMMODATION

A double glazed PORCH has a composite front door with double glazed panel to one side opening into the HALL with coved ceiling and a CLOAKROOM with a WC and pedestal basin. The LOUNGE is a well proportioned room with a double glazed picture window to the front, a fireplace with marble hearth and slips and carved surround, coved ceiling, wiring for wall lights and glazed double doors into the GARDEN ROOM which is fully double glazed with French doors to the garden and ceiling coving to part. There is a large L-SHAPED DINING KITCHEN with a range of wall and base mounted cupboards, a four ring gas hob, an electric oven, an integrated dishwasher the kitchen area has tiled flooring and there is ample space for seating and dining in the dining area which has integrated ceiling lighting. Double glazed French doors from the dining area open into a CONSERVATORY with laminated flooring and French doors to the garden.

A door from the dining area opens into the ground floor BEDROOM SUITE with bedroom four which is a good double room in size with a double glazed front door and double glazed front window, a walk in store cupboard with wall mounted gas fired central heating boiler and an EN-SUITE BATHROOM with panelled bath, vanity unit with wash basin with cupboards beneath, WC and part tiled walls.

A staircase rises to the first floor landing. The PRINCIPAL BEDROOM SUITE has a double room bedroom with an extensive array of bedroom furniture including wardrobes, chests of drawers and bedside tables, a double glazed window overlooking the rear garden, ceiling cornice and an open arch into the EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC, bidet and pedestal basin, part tiled walls, ceiling cornice, fitted linen cupboard, chests of drawers and knee hole dressing table and a double glazed rear window. BEDROOM TWO is a double room in size with a range of fitted wardrobes and cupboards and a double glazed front window. BEDROOM THREE is a good room in size with a double glazed window to the front and the HOUSE BATHROOM has a white suite with a panelled bath, pedestal basin and WC, part tiled walls, access to the roof space via a sliding loft ladder and two double glazed windows.

### OUTSIDE

50 Bramstead Avenue stands behind a wide frontage with a DRIVEWAY laid in brick pavements providing ample off street parking and a gravelled terrace to one side with matured trees and bushes.

There is a LOW MAINTENANCE GARDEN to the rear with a paved patio and steps leading to a paved terrace with gravelled area behind and a further raised terrace with timber garden shed.

We are informed by the Vendors that all main services are installed.

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 have limited coverage indoors and outdoors.

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

#### Tettenhall Office

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#### Lettings Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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EPC: C

**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.



## 50 BRAMSTEAD AVENUE COMPTON

**TOTAL: 143.2sq.m. 1542sq.ft.**

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





