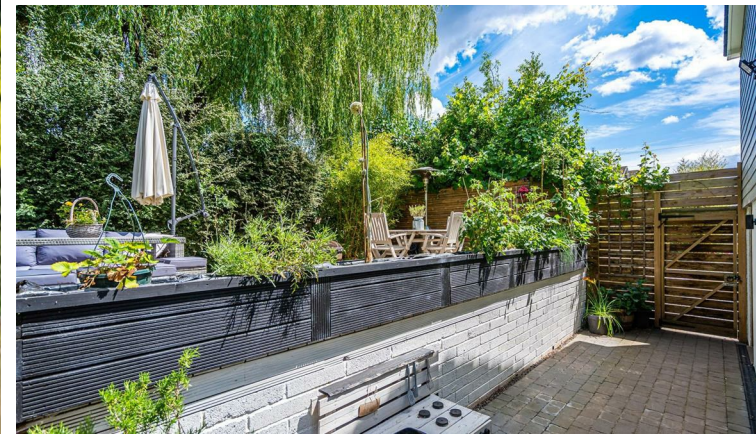




33 Bramstead Avenue, Compton, Wolverhampton, WV6 8AN

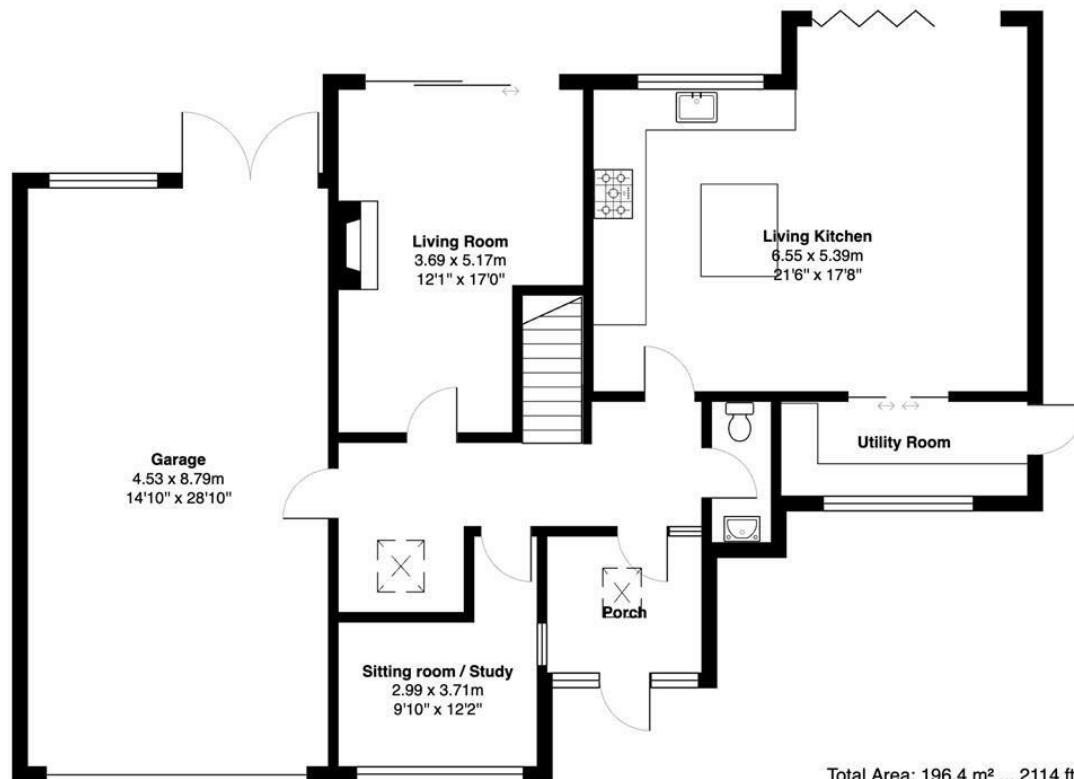
BERRIMAN
EATON





33 Bramstead Avenue, Compton, Wolverhampton, WV6 8AN

Standing in an exceptionally large plot for the area this property has been extended and refurbished to a particularly impressive standard with surprisingly spacious and well proportioned accommodation to both ground and first floors.



Total Area: 196.4 m² ... 2114 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

LOCATION

The property stands 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

33 Bramstead Avenue has been owned by the current sellers for approximately five years and, during that time, has been the subject of a comprehensive scheme of extension, remodelling and refurbishment to create a stunning, contemporary family home which stands in an unusually large plot for a property in this location.

The house is now presented to an exceptional standard with kitchen and bathroom suites of excellent quality, much bespoke oak joinery, tasteful décor and double glazing together with gas fired central heating.

The layout of the property is ideal for contemporary requirements with the focal point of the ground floor being the large living kitchen. The principal bedroom suite is also worthy of note running the full depth of the property with a large bedroom, dressing room and en-suite shower room.

ACCOMMODATION

An oak front door with inset leaded gothic arch and glazed panels to either side opens into the PORCH with a Velux roof light and an oak door opening into the HALL with integrated ceiling lighting, dado rail, Velux roof light and a GUEST CLOAKROOM with white suite of WC and wash basin set within a vanity unit with oak surface and cupboard beneath. The LIVING ROOM is a lovely, formal living room with exposed brick chimney breast with oak beam and a cast iron wood burning stove standing on a slate hearth, ceiling coving and double glazed patio doors to the garden. There is a SITTING ROOM / STUDY with a window to the front, painted timber panelling to the ceiling, fitted wall shelving and a fitted desk with shelved, open fronted cupboards to either side. The focal point of the ground floor is the superb LIVING / KITCHEN which is an ideal room for everyday living. The kitchen area has a full range of wall and base mounted cabinetry with butchers block working surfaces and a coordinating centre island with breakfast bar space for a range style cooker with filtration unit above, an American style fridge freezer housing unit, an integrated AEG dishwasher, an undermounted double bowl ceramic sink, a feature wall of exposed brick and integrated ceiling lighting. There is ample space for both seating and dining with wiring for a wall mounted TV and the entire room has a light corner aspect with bifold doors to the rear and a side window and there is integrated ceiling lighting throughout. Sliding oak framed glazed doors open into the UTILITY ROOM with a wide range of cupboards coordinating with those in the kitchen with butchers block working surface and shelf, a raised shelf for a washing machine, a stable style side door, a front window and integrated ceiling lighting.

A staircase from the hall rises to the first floor landing with a window overlooking the rear garden and access to the roof space. There is a superb PRINCIPAL SUITE which runs the full depth of the house with a large double bedroom with a vaulted ceiling with Velux roof light and a window overlooking the rear garden, decorative panelling to one wall, wiring for a wall mounted TV and a door opening into a DRESSING ROOM with an extensive range of open fronted wardrobes together with a chest of six drawers, a window to the front and an adjoining EN-SUITE SHOWER ROOM with a fully tiled shower, WC and oak vanity unit with stone sink with feature mirror above and a ladder towel rail radiator. BEDROOM TWO is a good double room in size with a wide bank of fitted wardrobes, picture rail and a window to the front and BEDROOM THREE is also a double room in size with feature panelling to one wall and a window to the front. BEDROOM FOUR is a good room in size with a window overlooking the garden and the BATHROOM has a stylish suite with a free standing slipper bath, fully tiled shower with waterfall head and separate hose, WC and vanity unit with wash basin with cupboard beneath, a shelved storage cupboard, a window to the rear, picture rail, integrated ceiling lighting and a chrome ladder towel rail radiator.

OUTSIDE

The property stands in a delightful position on Bramstead Avenue being off a spur crescent which is set around a lawned copse to the front and there is a gravelled DRIVE providing ample off street parking. There is a GARAGE with a remote control elevating door, internal door to the hall, electric light and power, a cupboard housing the central heating boiler and a partition opening into a WORKSHOP AND STORAGE AREA to the rear with double doors and window to the garden, electric light and power.

The REAR GARDEN is of an exceptional and surprising size for a property of this nature in this location. There is gated side access over a pathway laid in brick setts to a full width terrace laid in brick setts with an animal enclosure to one side with an open fronted log store. There is a large, shaped rear lawn with a central, planted rockery feature, a large timber decked terrace to one side providing an extensive external entertaining area and there is a beautiful, matured green backdrop.

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 and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker> Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows high surface water chance of flooding

Offers Around £515,000

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.







Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

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