39 Alpine Way, Compton, Wolverhampton, WV3 9ED

BERRIMAN
EATON

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Standing at the end of a cul-de-sac with a large and private rear garden creating much seclusion and privacy this four bedroom link detached house has a plot size of approximately 0.163 acres with the potential for extensions (subject to gaining all of the necessary consents and permissions)

LOCATION

Alpine Way is an exceptionally desirable cul-de-sac set just off Compton Road, ideally positioned near Compton Shopping Centre with its convenient Sainsbury's Local. The location offers easy access to the charm of Tettenhall Wood and Tettenhall Village, while Wolverhampton city centre is readily accessible via public transport. The area is well served by an excellent selection of schools across both state and independent sectors. A particular highlight is the pedestrian walkway providing direct access to the scenic Smestow Valley Nature Reserve, offering a wonderful balance of convenience and green open space.

DESCRIPTION

39 Alpine Way is a good size four bedroom family home with well proportioned accommodation over both ground and first floors. The property occupies a large, corner plot of approximately 0.163 acres and there is the potential for extensions (subject to gaining all of the necessary consents and permissions). A new boiler was fitted in 2022 and the vendor advises us that there is a large loft which could be converted, subject to gaining all of the necessary consents and permissions.

ACCOMMODATION

A composite door with glazed side window opens into the HALL with wood laminate flooring, coved ceiling, wiring for wall lights, two cloaks and storage cupboards and a GUEST CLOAKROOM with WC, vanity unit with wash hand basin and cupboards, tiled floor, tiled walls and a double glazed window. The LOUNGE has a double glazed bow window to the front, an electric fire set in a marble hearth and surround, coved ceiling, wiring for wall lights and glazed double doors opening into the DINING ROOM / SITTING ROOM with coved ceiling, a window to the conservatory and a door to the KITCHEN has a range of wall and base units with roll top working surfaces, tiled splash back, a five ring gas hob with Smeg extraction fan above, a built in Bosch electric oven, integrated Bosch dishwasher, stainless steel sink and drainer, space for a fridge freezer, tiled floor and a door and window to the CONSERVATORY with wood laminate flooring and windows and a door to the rear garden and a door to the LAUNDRY with wall and base units, roll top working surface, stainless steel sink and drainer, space for a washing machine and tumble dryer, tiled flooring, a double glazed window to the rear garden and an internal door to the garage.

Stairs from the hall rise to the first floor landing with access to the loft and an airing cupboard with wall mounted Ideal boiler which was fitted in 2022 and slatted shelving. BEDROOM ONE has a double glazed window and built in wardrobes. BEDROOMS TWO AND THREE are also double in size with double glazed window and BEDROOM FOUR has a double glazed window. The BATHROOM has a white suite with a P-shaped bath with shower over, vanity unit with wash basin with cupboards beneath and WC, tiled floor, tiled walls, coved ceiling heated ladder towel rail and a double glazed window.

OUTSIDE

39 Alpine Way occupies a superb corner plot and sits behind a shaped front lawn with a DRIVEWAY to one side laid in tarmacadam providing parking for multiple vehicles and leading to the INTEGRATED GARAGE with an up and over door, electric light and power, concrete flooring and an internal door to the laundry.

There is gated side access to the REAR GARDEN with a patio to the side and rear of the property and shaped lawn. The garden has a delightful green backdrop which creates a lovely setting for the 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.

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01746 766499
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Lettings Office
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Wombourne Office
01902 326366
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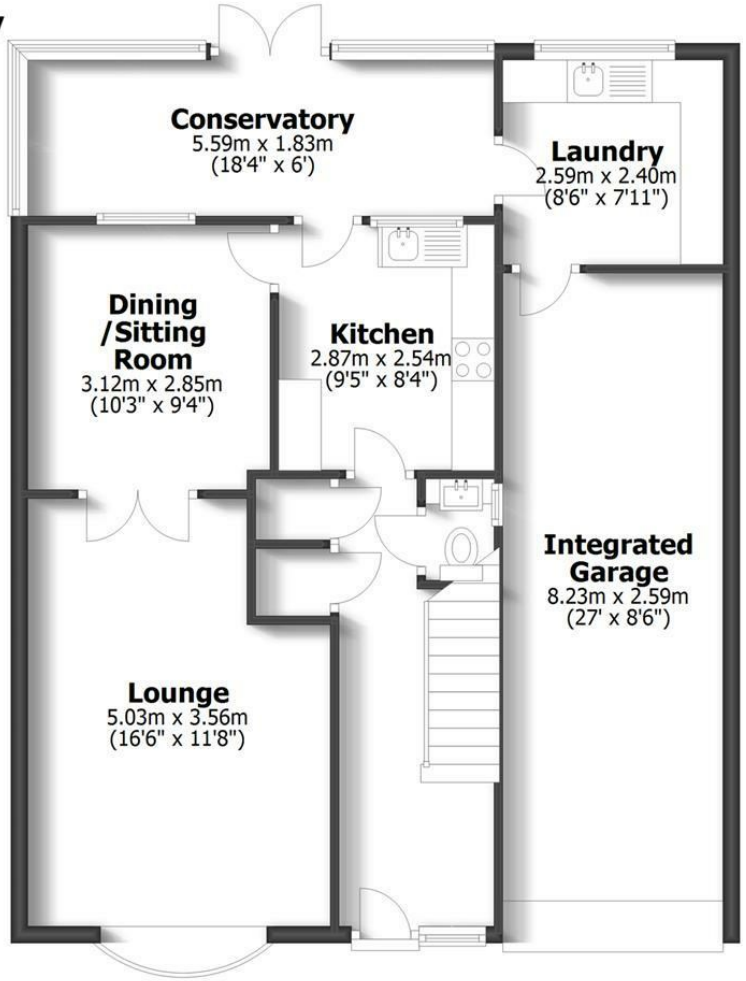
www.berrimaneaton.co.uk

Offers Around
£335,000

EPC: D

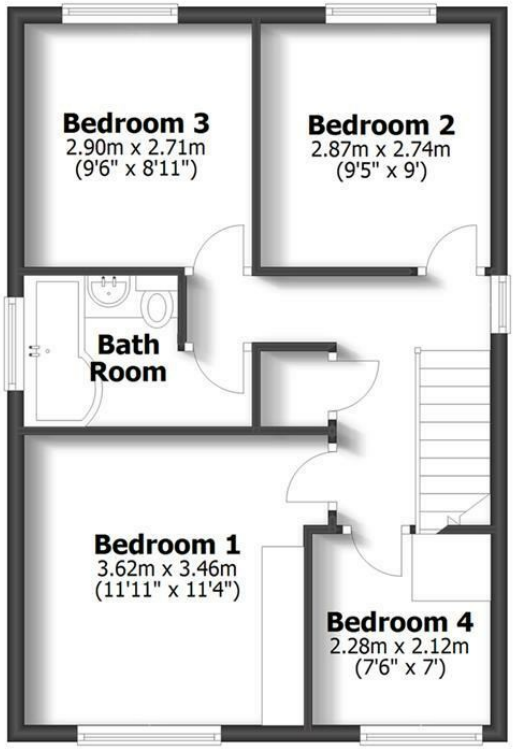
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

39 Alpine Way
Compton



HOUSE:	109.1sq.m.	1174sq.ft.
GARAGE:	21.3sq.m.	229sq.ft.
TOTAL:	**130.4sq.m.**	**1403sq.ft.**

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



First Floor