27 Tyrley Close, Compton, Wolverhampton, WV6 8AP

BERRIMAN
EATON

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A well located link detached family home standing in an excellent corner plot,
which requires a comprehensive scheme of modernisation.

LOCATION

The property stands at the junction of Tyrley Close and Bramstead Avenue which lies within easy reach of local facilities in the Compton Shopping parade. The further amenities of Tettenhall Village, Tettenhall Wood, the Perton Shopping centre and Wolverhampton City Centre itself are within easy travelling distance and the area is well served by schooling in both sectors.

DESCRIPTION

27 Tyrley Close is a link detached property providing well proportioned accommodation over ground and first floors which has been extended over a single storey to the ground floor to provide an extra bedroom with ensuite shower room. There is double glazing and warm air central heating.

The property would benefit from a comprehensive scheme of refurbishment throughout which affords buyer the opportunity the house "their own".

ACCOMMODATION

A double glazed front door with double glazed window to one side opens into the HALL with a fitted cloaks and storage cupboard and a GUEST CLOAKROOM with WC and pedestal basin, tiled floor and integrated ceiling lighting. There is an L-SHAPED RECEPTION ROOM which provides ample space for both seating and dining. There is a double glazed picture window to the front and a decorative fireplace. The BREAKFAST KITCHEN has a range of wall and base mounted cupboards, a four ring Neff gas hob with stainless steel extraction chimney above together with a built in Neff double electric oven and an integrated Hotpoint dishwasher. There is integrated ceiling lighting, ceramic floor tiling, integrated ceiling lighting, a double glazed window overlooking the garden and a boiler cupboard with a warm air central heating boiler. There is an adjoining LAUNDRY with a base mounted cupboard, stainless steel sink, plumbing for a washing machine, tiled floor, part tiled walls and an internal door to the garage. A door from the reception room opens into BEDROOM SUITE ONE which is a good double room in size with a light, through aspect with double glazed windows to the front and rear, a double glazed door to the garden, laminated flooring, wall mounted electric heater and an EN-SUITE SHOWER ROOM which is laid out in a wet room style with a shower, WC, wall hung wash basin and a double glazed window.

A staircase from the reception room rises to the first floor landing. BEDROOM SUITE TWO has a good sized double bedroom with a double glazed window to the front, a built in wardrobe and an EN-SUITE BATHROOM with a coloured suite of bath with mixer tap with shower attachment, WC and pedestal basin, part tiled walls, a double glazed front window and an airing cupboard with hot water cylinder and slatted shelf. BEDROOM THREE is a double room in size with a double glazed rear window and built in wardrobe and BEDROOM FOUR is also a good room in size with two double glazed windows to the rear. The HOUSE BATHROOM has a coloured suite with a panelled bath with electric shower over, WC and pedestal basin, part tiled walls, a double glazed window to the side and access to the roof space.

OUTSIDE

27 Tyrley Close stands in an excellent corner plot with a return frontage to Bramstead Avenue. There are front and side lawns and a DRIVEWAY laid in tarmacadam providing off street parking together with a GARAGE which is tandem in length with an elevating door, electric light and power, an internal door to the laundry and a double glazed door to the garden.

There is gated access to the REAR GARDEN which has a large paved terrace, a small lawn and well stocked beds and borders. There is an external cold water supply.

We are informed by the Vendors that all mains services are connected with the central heating being gas warm air.
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 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 very low risk.

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£299,950

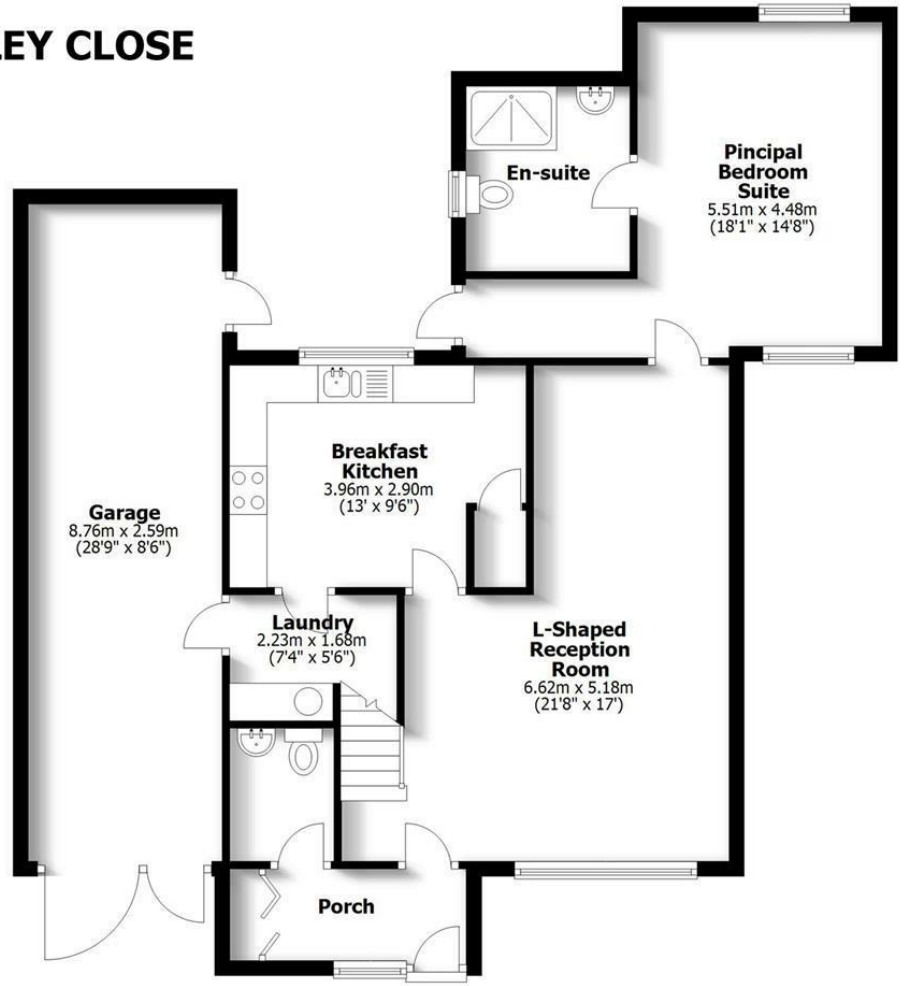
EPC: D

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.

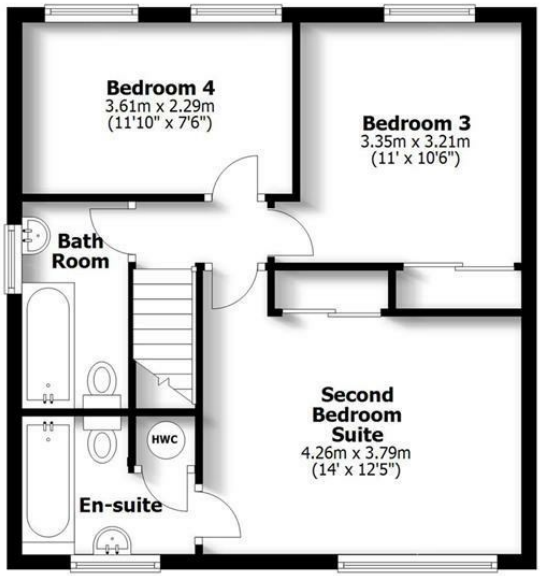
27 TYRLEY CLOSE
COMPTON

HOUSE:	118.5sq.m.	1275sq.ft.
GARAGE:	22.7sq.m.	244sq.ft.
TOTAL:	**141.2sq.m.**	**1519sq.ft.**

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



Ground Floor



First Floor