



122 Clark Road, Compton, Wolverhampton, WV3 9PD

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A superbly situated detached dormer residence which requires a comprehensive scheme of refurbishment and improvement and which benefits from flexible accommodation with the potential to provide up to four bedrooms in its current layout and with the further potential for extensions and alterations (subject to gaining all the usual and necessary consents).

LOCATION

The property stands on Clark Road close to the junction with Compton Road in a highly regarded and sought after residential area. Local facilities are readily available and the property stands within easy walking distance of a wide range of excellent schooling.

DESCRIPTION

122 Clark Road is a detached dormer bungalow providing flexible and adaptable accommodation which can be utilised to suit individual buyers requirements. There is the potential for up to four bedrooms as the property currently stands and there is also the potential for extensions and alterations (subject to gaining all of the usual and necessary consents).

The property requires a comprehensive scheme of refurbishment and is an ideal project for those wishing to create a home which is personalised to their own individual tastes and preferences.

ACCOMMODATION

A double glazed front door opens into a small PORCH with quarry tiled floor and a panelled front door opening into the HALL with plaque rail. The SITTING ROOM has a light corner aspect with a double glazed walk in bay window to the front and a double glazed window to the side. There is a BREAKFAST ROOM with a double glazed side window, floor mounted central heating boiler and airing cupboard with hot water cylinder and slatted shelving, a staircase rising to the loft room and a door opening into the KITCHEN with a basic range of units, tiled floor and a back door opening into the rear VERANDA with tiled floor, plumbing for a washing machine and store cupboard. BEDROOM ONE / DINING ROOM has a walk in double glazed bay window to

the front and picture rail, BEDROOM TWO has a double glazed window overlooking the rear garden and a picture rail. BEDROOM THREE has a double glazed window to the side and picture rail and the BATHROOM has a basic suite with a panelled bath, pedestal basin and WC, rear window and tiled walls.

A staircase from the breakfast room rises to the small first floor landing with two side windows and a door opening into BEDROOM FOUR with two roof lights and under eaves storage cupboards.

OUTSIDE

The property stands behind a front garden with shaped lawn, low built boundary wall to Clark Road, a matured front hedge, stocked beds and borders and a DRIVEWAY providing off street parking. There is narrow side access to a DETACHED, PRE-CAST GARAGE and gated side access to the rear garden with a large paved patio, decorative wall and iron gate leading to the large rear garden which enjoys a comparatively high degree of privacy.

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.

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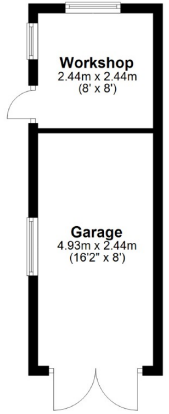
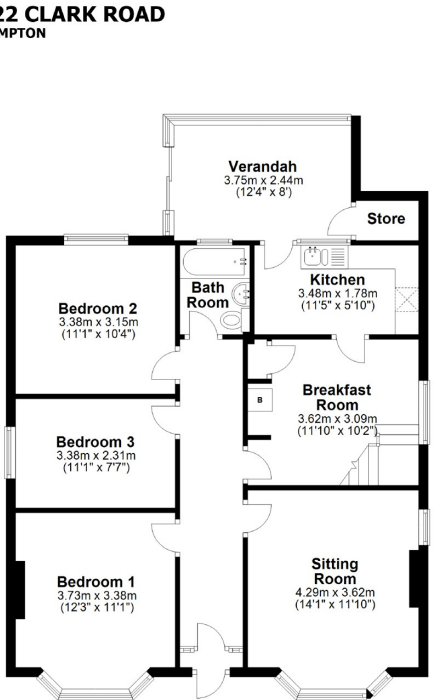
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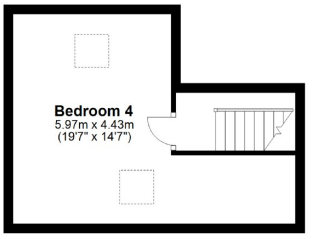
Offers in excess of
£199,950

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.

**122 CLARK ROAD
COMPTON**



HOUSE: 110.5sq.m. 1190sq.ft.
 GARAGE & WORKSHOP: 18.2sq.m. 196sq.ft.
TOTAL: 128.7sq.m. 1386sq.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



