



Connells

Larches Lane
Compton Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious and Victorian three bedroom mid-terraced family home situated in a popular area near to the Tettenhall Road and Compton Road. This fantastic family home has been recently renovated and boasts no onward chain.

Internally the property comprises of an entrance hallway leading to two sizable reception rooms used as both lounge and dining room. Following through the hallway you will find a modern and stylish kitchen, which has an adjoining and convenient ground floor wc. On the first floor there are three generously sized double bedrooms with a first floor stylish family bathroom. The property also has the added benefit of a cellar area with the potential to improve.

Outside to the front there is a courtyard style frontage while to the rear there is a well presented rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Located in the Compton area of Wolverhampton this property is conveniently located with access to Wolverhampton and the Tettenhall Road. Located nearby are a range of bars, restaurants and shops, dentists, doctors, as well as popular schooling.

Approach

Set back from the road side behind, a court yard style frontage with access to the main accommodation.

Entrance Hallway

Stairs to first floor, doors to cellar, lounge, dining room and kitchen.

Lounge

12' 4" max x 11' 4" max (3.76m max x 3.45m max)

Double glazed window to front, ceiling light point, coving to ceiling, radiator, open fireplace.

Dining Room

12' 6" max x 12' max (3.81m max x 3.66m max)

Double glazed window to rear, open fireplace, coving to ceiling, radiator, ceiling light point.

Kitchen

14' 7" x 8' 10" (4.45m x 2.69m)

Matching wall and base units with stainless steel sink and drainer with mixer taps, integrated oven with four ring electric hob with extractor hood above, partly tiled walls, wall mounted boiler, double glazed window to side, doors to hallway, rear garden and ground floor wc.



Ground Floor Wc

Low flush wc, wash hand basin, ceiling light point, partly tiled walls, double glazed window to rear.

First Floor Landing

Doors to various rooms.

Bedroom One

15' 2" x 12' 2" (4.62m x 3.71m)

Double glazed window to front, ceiling light point, radiator.

Bedroom Two

12' 8" x 12' (3.86m x 3.66m)

Double glazed window to rear, ceiling light point, radiator.

Bedroom Three

11' 5" x 8' 5" (3.48m x 2.57m)

Double glazed window to rear, ceiling light point, radiator.

Bathroom

Panelled bath with shower, low flush wc, wash hand basin, partly tiled walls, ceiling light point.

Cellar

12' 8" x 12' 2" (3.86m x 3.71m)

Cellar area.

Outside Rear

Patio area with steps to a lawn, shrubbery, timber fencing surrounding, mature trees.









Total floor area 133.9 m² (1,442 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: WVH334931 - 0003