



28 Pickwick Gardens, Compton, Wolverhampton, WV3 9EH

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An outstanding family home forming part of a recent, modern development which is particularly sought after. The house has exceptional, contemporary accommodation throughout and a matured, private and green backdrop

LOCATION

Compton Park is a recent development located just off Compton Road West which is one of the main roads leading into Wolverhampton and is conveniently situated for easy access to the full range of amenities available within the City Centre itself.

There are local facilities available within the Compton shopping centre and good schooling is nearby with Wolverhampton Grammar School, the Girls' High School, St Peter's and St Edmund's all being within walking distance.

DESCRIPTION

28 Pickwick Gardens is a superb, modern family home with exceptional accommodation of notable portions which is ideal for contemporary requirements and which is presented to show home standards throughout.

The property stands in an excellent position at the head of the cul-de-sac with a private and matured, leafy and green backdrop which is unusual for a house of this type in this location.

All of the appointments throughout are of the highest calibre and the décor is light and neutral throughout.

ACCOMMODATION

An open PORCH has a panelled front door with inset light and windows to either side opening into the HALL with a built in cloaks cupboards, a shelved shoe / storage cupboard and a well-appointed GUEST CLOAKROOM with a white suite with WC and wall hung wash basin and tiled floor. The LOUNGE is a well-proportioned principal living room with a walk in bay window to the front, a bespoke media cabinetry with wiring for wall mounted TV with display recesses to either side, shelved unit beneath and storage cupboards and drawers. The KITCHEN is the hub of the house with a comprehensive range of cream faced wall and base mounted cupboards with granite worktops and coordinating centre island with granite worktop and granite breakfast bar, an undermounted stainless steel sink, a range of integrated appliances including an oven, microwave, dishwasher, 6 ring stainless steel hob with extraction chimney above and stainless steel splash back and two fridge freezers, tiled floor and integrated ceiling lighting. An open doorway from the kitchen leads to the DINING ROOM with French doors and windows to the rear garden and there is a SITTING ROOM with French doors and windows to the rear garden and a door to the LAUNDRY with base mounted cupboards with granite worktops and undermounted sink, tiled floor, a walk

in storage cupboard, a door to the garage and an external side door.

A staircase rises from the hall to the galleried landing with a window to the front, access to the roof space and a hot water cylinder cupboard. The PRINCIPAL SUITE has a double bedroom with a walk in bay window to the front, a DRESSING ROOM with hanging rails and shelving and a SHOWER ROOM which is stylishly appointed with a wet room style shower, WC and two wall hung wash basins, wall mounted storage cupboards, tiled floor, part tiled walls, integrated ceiling lighting, window and a chrome towel rail radiator. The SECOND BEDROOM SUITE has a double bedroom with a rear window, fitted double wardrobe and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and wall hung wash basin, tiled floor, integrated ceiling lighting, window and a chrome towel rail radiator. BEDROOM THREE is a large double room in size with a rear window and BEDROOM FOUR is also a good double room in size with a feature, walk in square bay window to the front. The BATHROOM has a well-appointed suite with a panelled bath with shower over, WC and wall hung wash basin, tiled floor, part tiled walls, integrated ceiling lighting, a window and a chrome towel rail radiator.

OUTSIDE

28 Pickwick Gardens stands in a delightful position at the end of the cul-de-sac with no passing through traffic. There is a DRIVEWAY laid in brick pavements providing off street parking and an integral DOUBLE GARAGE with an elevating door, concrete floor, electric light and power and an internal door to the laundry.

There is side access to the REAR GARDEN which has paved patios to both the sitting room and the dining room, a shaped rear lawn and matured trees beyond ensuring privacy and a green backdrop.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND G - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office

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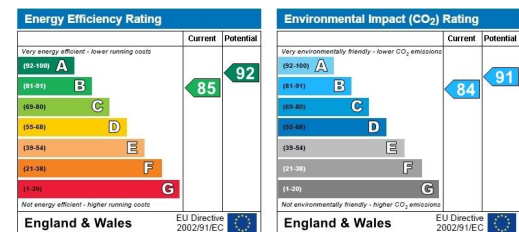
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Offers around
£635,000

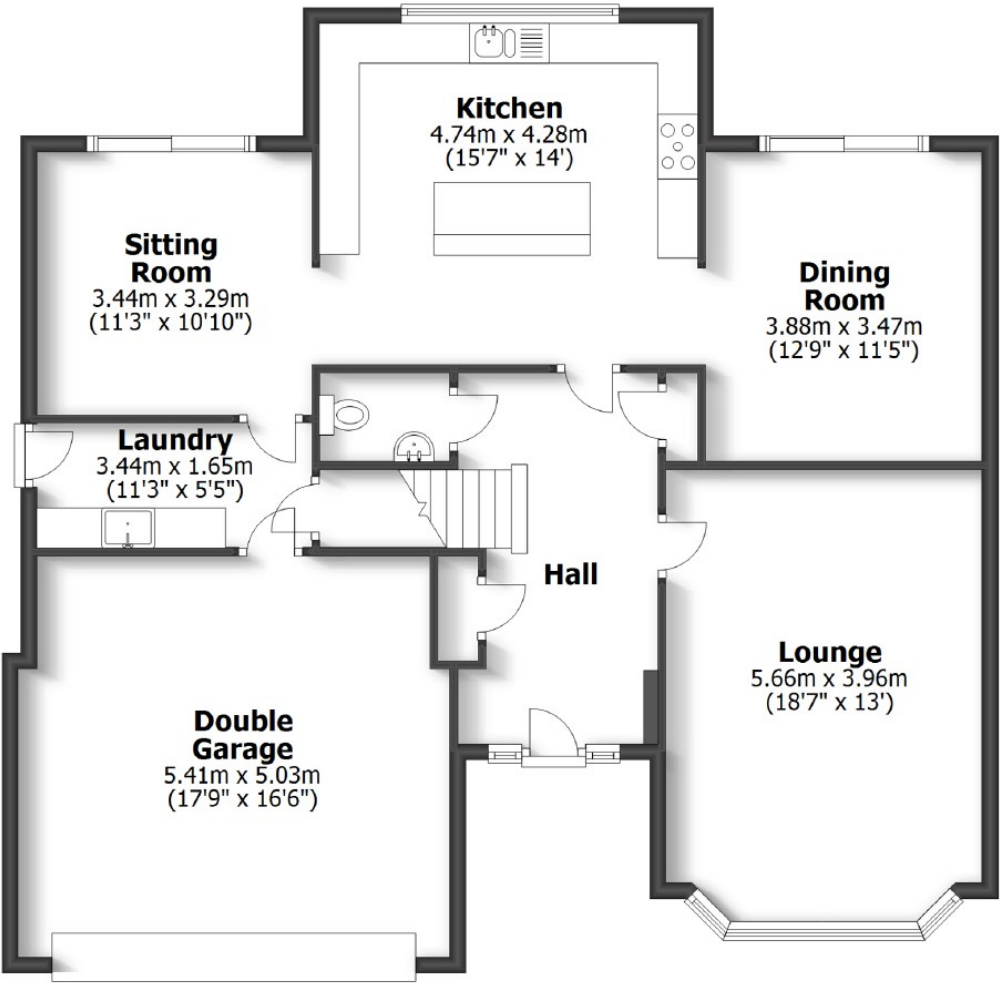


IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

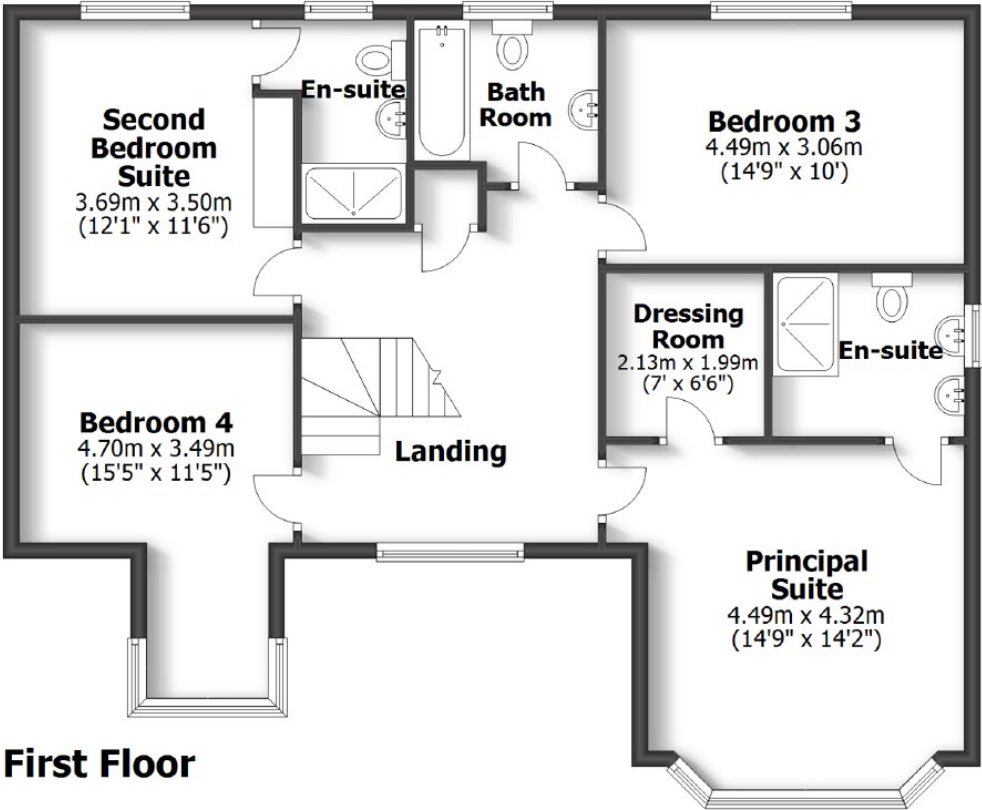
28 PICKWICK GARDENS
COMPTON

HOUSE: 183.9sq.m. 1979sq.ft.
GARAGE: 26.5sq.m. 285sq.ft.
TOTAL: 210.4sq.m. 2264sq.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





