



4 Mayfair Gardens, Compton, Wolverhampton, WV3 9DN





## 4 Mayfair Gardens, Compton, Wolverhampton, WV3 9DN

An unusually spacious, detached single storey residence standing in a large, corner plot with well proportioned two reception room / three bedroom / two bath/shower room accommodation in a sought after cul-de-sac.

### LOCATION

Mayfair Gardens is a small cul-de-sac of bungalows which lies within easy reach of the excellent local facilities available within the Compton Shopping Centre. The further amenities afforded by Tettenhall Village and Newbridge are within easy reach and there is convenient travelling to the city centre.

The property stands in a superb corner plot with garden areas of some note and privacy.

### DESCRIPTION

4 Mayfair Gardens is a substantial bungalow providing extensive living accommodation which is flexible in its use. All of the rooms are of excellent sizes and the bathrooms have recently been replaced. The property itself would benefit from a degree of refurbishment which affords potential buyers the opportunity to finish the property to their own particular taste, style and preferences.

### ACCOMMODATION

An enclosed PORCH with double glazed windows and front door has a panelled door opening into the HALL with ceiling coving and a useful cloaks and storage cupboard. The LOUNGE is a reception room of superb proportions with a double glazed bay window with deep window shelf to the front, a living flame coal effect gas fire standing within a brick fireplace with tiled hearth, coved ceiling and wiring for wall lights. Panelled double doors from the hall open into the DINING ROOM which, again, is a well proportioned room with wiring for wall lights, coved ceiling and double glazed patio doors to the garden areas and a door to the BREAKFAST KITCHEN with a range of wall and base mounted cupboards, fitted breakfast table, stainless steel sink, an electric cooker, plumbing for a washing machine, a double glazed window and a glazed door to the garden.

A door from the hall leads to the PRINCIPAL BEDROOM SUITE with a double bedroom with a range of fitted furniture including wardrobes, cupboards above the bedhead recess and knee

hole dressing table with chests of drawers to either side, a further built in wardrobe and a door to the refitted EN-SUITE BATHROOM with a contemporary white suite with a panelled bath with shower over with rainfall head and separate hose, vanity unit with wash basin with cupboards beneath and WC with concealed flush, tiled walls, tiled floor, wall mounted cupboard with mirrored doors, a window and a chrome towel rail radiator. Double glazed patio doors from the bedroom open into the lean-to style CONSERVATORY which is double glazed with patio doors to the garden.

A glazed door from the lounge opens into an INNER HALL. BEDROOM TWO is a good double room in size with built in wardrobes, wiring for wall lights and a secondary glazed window overlooking the garden. BEDROOM THREE is a good room in size with a wide bank of fitted wardrobes, coved ceiling and sliding double glazed patio doors to the rear garden. The SHOWER ROOM has a well appointed, contemporary suite with a fully tiled double shower, vanity unit with wash basin and WC with concealed flush, tiled floor, tiled walls, side window, integrated ceiling lighting, storage cupboard and boiler cupboard together with a radiator with towel rail attachment and integrated ceiling lighting.

### OUTSIDE

4 Mayfair Gardens stands in a superb corner plot behind a DRIVEWAY laid in tarmac providing ample off street parking and there is a GARAGE with elevating door. There is gated access to either side of the property to the REAR GARDENS which area laid out in two sections, both of which have shaped lawns and paved patios with matured beds and borders and close panel fencing.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND F - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

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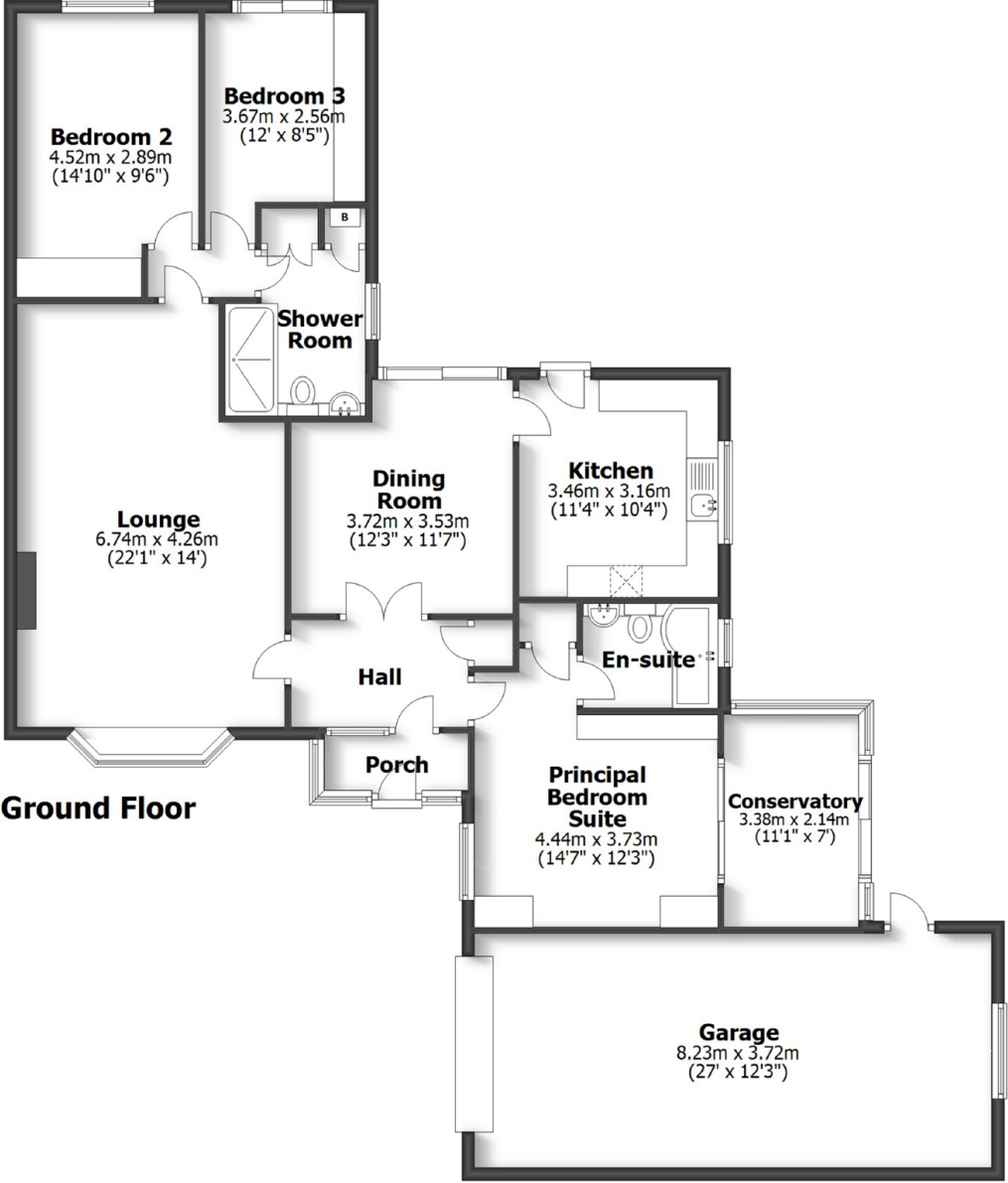
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# 4 MAYFAIR GARDENS COMPTON



**BUNGALOW:** 116.6sq.m. 1255sq.ft.  
**GARAGE:** 30.6sq.m. 330sq.ft.  
**TOTAL: 147.2sq.m. 1585sq.ft.**

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



