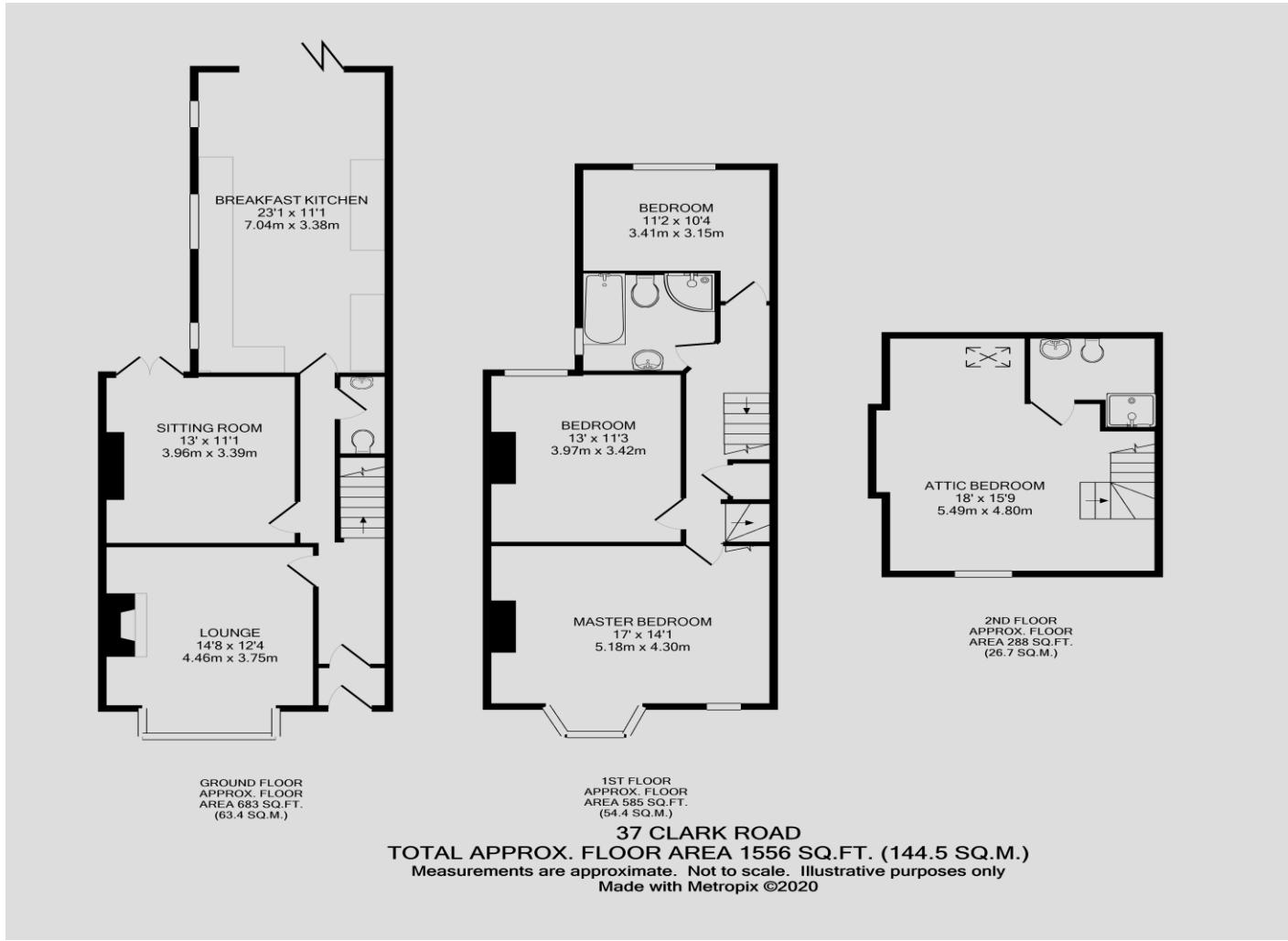




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"Clifford House", 37 Clark Road, Compton,
WV3 9NP



"Clifford House" 37 Clark Road, Compton, Wolverhampton WV3 9NP

A stunning period residence set over three floors effortlessly combines original features and modern fittings is located most conveniently towards the city centre and A41 respectively. This Victorian semi-detached villa enjoys spacious family living accommodation which briefly includes ...

- Entrance porch
- Entrance hall
- Cloakroom with WC
- Lounge
- Sitting room
- Dining kitchen
- 4 bedrooms
- House bathroom
- En-suite
- Raised decked patio
- Further gravelled patio area
- EPC Rating: D57

Entrance porch having single glazed front door, 'Minton' floor tiles and part tiled walls. **Entrance hall** has single glazed original stained glass front door, two radiators, 'Minton' tiled flooring, staircase rising to the first floor and doors too... **Cloakroom with WC**, wash hand basin with mixer tap, tiled flooring and fully tiled walls. **Lounge** has a double glazed square bay window to the fore with shutters, radiator, and gas fire with feature wood surround.

Sitting room has an inset contemporary gas fire, radiator and double glazed patio doors lead to the rear.

Dining kitchen has a matching range of wall and base units with work surfaces over, 1 ½ bowl sink unit with mixer tap, gas cooker point with extractor fan over, horizontal and vertical tubed radiators, wall mounted gas combination boiler, inset spot lighting, built in wine rack, tiled flooring, three double glazed windows to the side whilst bi-folding double glazed patio doors lead outside. **Landing** has a hatch to roof space, radiator, storage cupboard, stair case rising to the second floor and doors lead off too... **Master bedroom** has two double glazed windows to the fore with shutters and radiator. **Bedroom** has double glazed window to the rear and radiator. **Bathroom** has a separate shower cubicle, tiled bath with mixer tap, wash hand basin with mixer tap, inset spot lighting, tiled floor, fully tiled walls and double glazed window with obscure glass to the side. **Bedroom** has a feature fire place, radiator and double glazed window to the rear. **Bedroom** has double glazed window to the fore with shutters.

Second floor... **Bedroom** has double glazed window to the fore with shutters, double glazed Velux window towards the rear, radiator and door to... **En-suite** which has a shower cubicle, WC, wash hand basin with mixer tap, part tiled walls and double glazed Velux window.

Outside

There is a **Decked patio area** with gated access to the fore with steps leading down to a **further gravelled garden area**.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person, we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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