

248 Bridgnorth Road, Compton, Wolverhampton, West Midlands, WV6 8BL



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Offers Around £259,950

- Grade 2 Listed Cottage
- Two Bedrooms
- Two Reception Rooms
- Front and Rear Gardens
- Parking
- EPC = E







DB Roberts Wolverhampton Branch, 18 Darlington Street, Wolverhampton, West Midlands, WV1  
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## Property description

DB Roberts are delighted to offer for sale this stunning grade 2 listed cottage. Briefly comprising, lounge, sitting room, dining room, kitchen, two bedrooms and a bathroom. The property also benefits from front and rear gardens and parking.

## Accommodation

Lounge	5.6 x 4.2 (18'4" x 13'9")
Sitting Room	6.6 x 2.4 (21'7" x 7'10")
Dining Room	3.5 x 2.6 (11'5" x 8'6")
Kitchen	3.5 x 2.6 (11'5" x 8'6")
Bedroom	4.1 x 3.2 (13'5" x 10'5")
Bedroom	3.4 x 3.6 (11'1" x 11'9")
Bathroom	

## FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser:

<http://content.metropix.com/px/12578497>

## Floor plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		41	79
		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		46	83
		EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.