



69 BARBEL DRIVE
WOLVERHAMPTON, WV10 0TQ

OFFERS IN THE REGION OF £119,950
LEASEHOLD

NO CHAIN - Modern first floor apartment in an extremely popular location convenient for New Cross Hospital, Bentley Bridge and major road networks. The property comprises two bedrooms, spacious living room, bathroom, kitchen and allocated parking. Superb buy to let opportunity or first time buy.



69 BARBEL DRIVE

- Two Bedroom Apartment • Superb Buy To Let Opportunity or First Time Buy • Convenient Location For New Cross Hospital • Allocated Parking • First Floor • Extremely Popular Location



ENTRANCE HALL

LIVING ROOM

18'7" x 9'10"

Double-glazed double doors to a Juliette balcony, storage heater and archway to the kitchen.

KITCHEN

10'2" x 7'6"

Double-glazed window, part tiled walls, breakfast bar and fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in oven, four ring hob and plumbing for a washing machine.

BEDROOM ONE

9'7" x 8'1"

Double-glazed window and built in double wardrobe.

BEDROOM TWO

7'11" x 6'2"

Double-glazed window and built in wardrobe

BATHROOM

Part tiled walls and white suite comprising panelled bath, pedestal wash and basin and close-coupled w.c.

TENURE

The property is Leasehold with a lease term of 999 years from 1st January 2001.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

PARKING

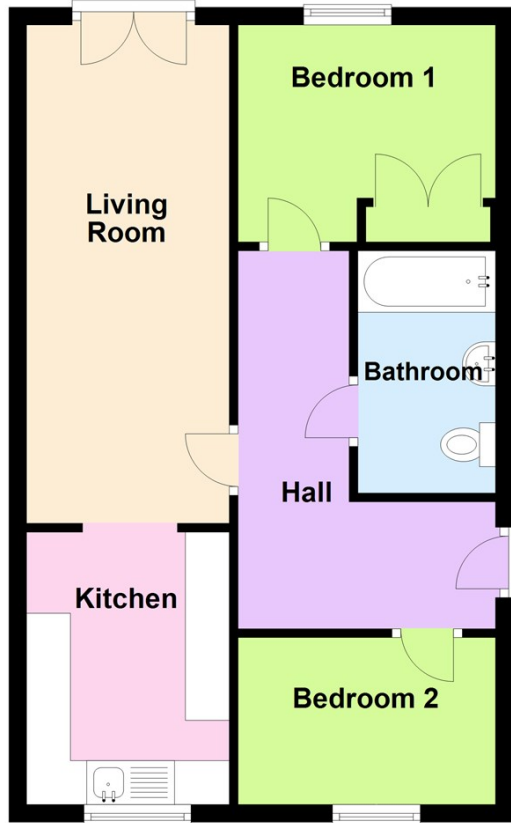
The agent understands that there is one allocated parking space for the property.

SERVICES

The agent understands that mains electricity, water and drainage are available.

69 BARBEL DRIVE

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements