



## 1 BARNABY SQUARE WOLVERHAMPTON, WV10 8UG

OFFERS IN THE REGION OF £290,000  
FREEHOLD

Beautifully presented, detached home in a popular cul-de-sac location, improved over the years and featuring a guest cloakroom, living room, dining kitchen, superb conservatory, three generous bedrooms (previously four bedrooms) and re-fitted bathroom. To the rear is a delightful garden and converted detached garage now comprising a utility store and office/gym. Internal inspection highly recommended.



# 1 BARNABY SQUARE

- 360 VIRTUAL TOUR • Converted Garage into Utility/Gym • Previously Four Bedrooms • Superb Conservatory • Cul-De-Sac Location • Guest Cloakroom • Dining Kitchen



## APPROACH

The property is approached via a block paved driveway which continues along the side of the property and provides off-road parking for several vehicles, ideal to store a caravan/motor home. A gated side passage provides access to the rear garden.

## ENTRANCE HALL

Staircase to the first floor landing, radiator and doors to the guest cloakroom and living room.

## GUEST CLOAKROOM

Double glazed obscure window to the front, towel rail, tiled floor, close coupled w.c. and sink with vanity cupboard beneath.

## LIVING ROOM

Double glazed window to the front, radiator, attractive feature fireplace, bi-fold doors to the dining kitchen.

## REFITTED DINING KITCHEN

Double glazed window to the rear, radiator, ceiling down lights, useful under stairs cupboard and a range of fitted wall, drawer and base units with work surfaces above incorporating a 1/4 bowl stainless steel sink and drainer unit with mixer tap. Integral appliances include a double oven, microwave and hob. A double glazed sliding patio door provides access to the rear conservatory.

## CONSERVATORY

Double glazed to the side and rear, and double glazed double doors to the rear garden.

## FIRST FLOOR LANDING

Double glazed window to the side, built-in airing cupboard, loft access hatch.

## BEDROOM ONE

Two double glazed windows to the front, radiator, fitted wardrobes.

## BEDROOM TWO

Double glazed window to the rear. radiator, fitted wardrobes.

## BEDROOM THREE

Double glazed window to the rear, radiator.

## REFITTED BATHROOM

Double glazed obscure window to the side, tiled floor, tiled walls and contemporary white suite comprising close coupled w.c. pedestal wash hand basin and panelled bath and shower enclosure.

## UTILITY / STORE

Forming part of the original garage the front section is now a utility/store room and has a roller door to the front, plumbing for a washing machine, electric power points and doorway to the rear gym/office.

## GYM / OFFICE

The rear section of the garage is now a gym/office with a double-glazed window to the rear, tiled walls, tiled floor and multiple electricity sockets. Double doors provide access to the rear garden.

## REAR GARDEN

To the rear of the property is an attractive and well

maintained garden with patio and shaped lawn.

### **COUNCIL TAX**

Wolverhampton City Council - Tax Band C

### **TENURE Freehold**

The property is freehold.

### **SERVICES**

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

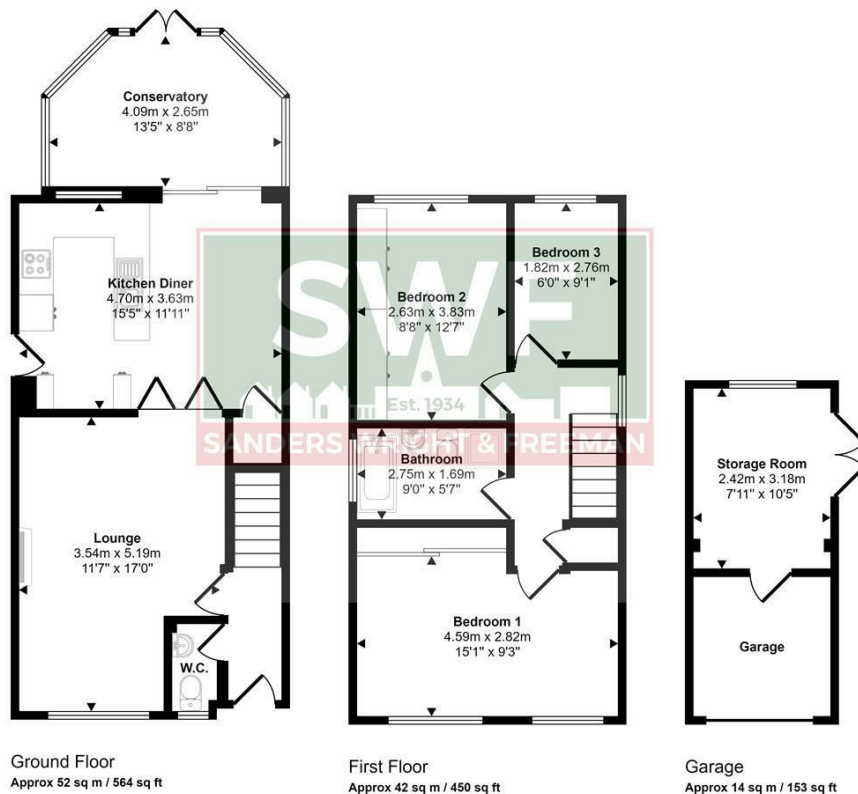
### **OTHER INFORMATION**

The property is fitted with solar panel heating and CCTV which is included in the sale.

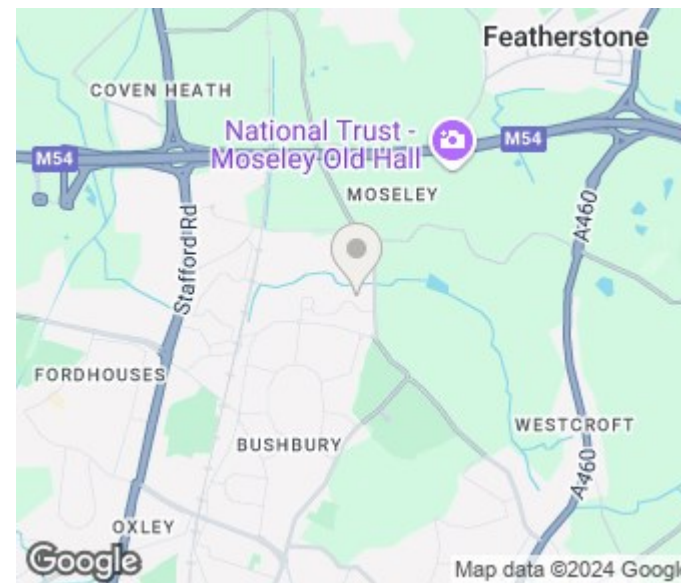
## 1 BARNABY SQUARE



Approx Gross Internal Area  
108 sq m / 1167 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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