



3 Bream Close, Wednesfield

THOMAS HARVEY
ESTATE AGENTS

A Modern Three Bedroom Two Bathroom Detached Family House. Designed To A Well Planned Layout. Perfect For Buyers Requiring A Home Ready To Just Move Into & Situated In A Favoured Residential Area!

3 Bream Close, Wednesfield, Wolverhampton, WV10 0TJ
Asking Price: £375,000

Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: C (69) No: 2171-6214-2586-9171-2491
Total Floor Area: 1343.6 sq. feet (124.8 sq. metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

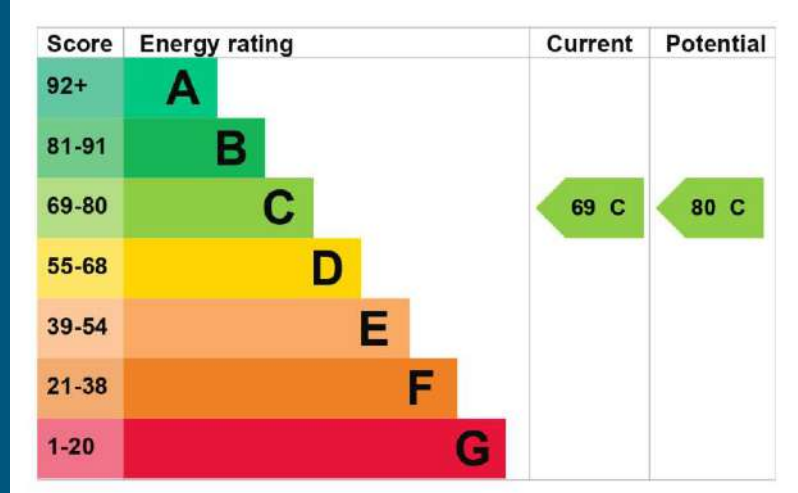
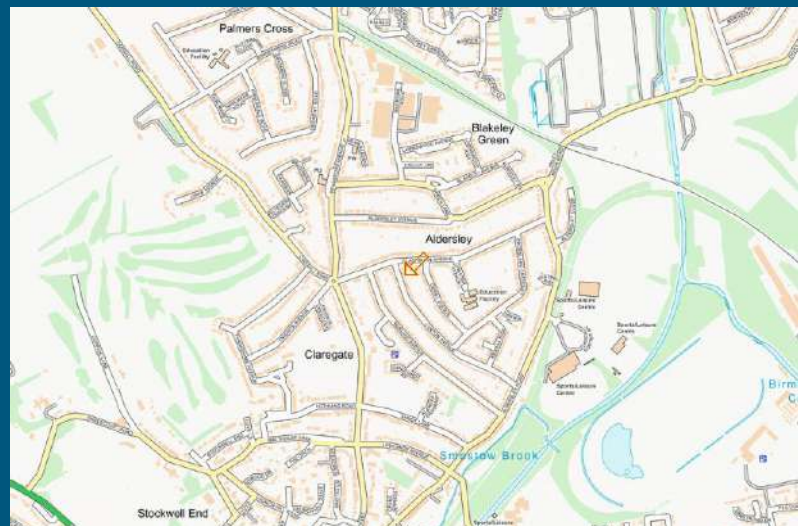
Occupying a secluded cul-de-sac position on this modern development just off Barbel Drive & opposite Bentley Canal, Bream Close was only constructed in 2002 to a well-planned design and utilising the maximum space, undoubtedly one of the finest examples of its type.

Thoughtfully remodelled to create a stunning & contemporary interior, with no expense spared and ideal for purchasers requiring a quality property, ready to just move into. Viewing will reveal many appealing features including simplistic & stylish décor throughout, quality flooring, large conservatory, modern bathrooms and an attractive open plan dining kitchen.

The accommodation now includes entrance hall with guest cloakroom and stairs to first floor, 26ft open plan living room with dining area having double glazed double doors to conservatory and a breakfast kitchen. The ground floor also has an integrated garage with utility area. On the first floor there are three double bedrooms, all with built in wardrobes and both the master ensuite & family bathroom have been refitted with luxury suites. At the front of the property is a driveway providing road parking and of course leads to the garage. The rear garden enjoys a south facing aspect and is enclosed with the benefit of a large timber shed.

Convenient for the majority of amenities including schooling in both sectors, local shops and within easy distance of both Newcross Hospital and Bentley Bridge Retail Park, with the facilities therein, Bream Close also has the advantage of excellent transport links for commuting to principal towns/ cities (Black Country Route, M6 Motorway & Birmingham New Road).

Offered with No Upward Chain, the gas centrally heated and double glazed accommodation further comprises:



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Entrance Hall: Composite double glazed front door, white vertical radiator, coved ceiling, luxury vinyl tiled flooring and stairs to first floor. **Guest Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, chrome heated towel rail, tiled walls & flooring, extractor fan and double glazed opaque window to front.

Open Living Room with Dining Area: 25'7" (7.79m) x 12'1" (3.68m)

Two radiators, coved ceiling, luxury vinyl tiled flooring and double glazed window to front. Internal hard wood double doors lead to: **Family Room/ Conservatory: 13'9" (4.19m) x 11'6" (3.51m)**
Electric wall heater, vaulted ceiling with recessed ceiling spotlights and double glazed windows to rear with double doors to garden.

Dining Kitchen: 15'1" (4.60m) x 11'10" (3.61m)

Fitted with a matching suite of dark grey shaker style units comprising ceramic single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, white brick splashbacks, recess & gas point for Range style cooker with black Rangemaster extractor hood over, black vertical radiator, coved ceiling, built in pantry, luxury vinyl tiled flooring, double glazed windows to rear with side door and internal access to:

Garage with Utility Area: 16' (4.88m) x 7'11" (2.41m)

Plumbing and recess for washing machine & dryer, wall mounted gas fired Baxi central heating boiler, 'Up & Over' garage door, power and lighting.

First Floor Landing: Loft hatch and built in storage cupboard.

Bedroom One: 12'3" (3.74m) x 10'11" (3.32m)

Built in mirrored double wardrobe, radiator, wall light points and double glazed window to front. **Ensuite Shower Room:** Fitted with a luxury suite comprising corner shower enclosure with chrome overhead shower & separate spray, wall mounted vanity unit with LED mirror over, recessed WC, chrome radiator / heated towel rail, recessed ceiling spotlights, display shelving, extractor fan, tiled flooring and double glazed opaque window to front.

Bedroom Two: 19'6" (5.94m) x 8'1" (2.46m)

Fitted with bespoke wardrobes & drawers, radiator, recessed ceiling spotlights, additional storage into eaves, double glazed skylight and double glazed windows to front & side.

Bedroom Three: 10'8" (3.24m) x 8'6" (2.60m)

Built in triple wardrobes, radiator and double glazed window to rear.

Family Bathroom: Fitted with a luxury white suite comprising panelled bath with electric shower unit having overhead shower & handheld spray, full width vanity unit with storage & recessed WC, LED wall mounted mirror, concrete effect tiled walls & flooring, recessed ceiling spotlights, extractor fan, chrome heated towel rail and double glazed opaque window to rear.

Rear Garden: Enjoying a south facing aspect, the low maintenance enclosed rear garden includes a paved patio area with gravelled border, lawned area, large garden stores, exterior lighting, surrounding fencing and side gated access.



IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

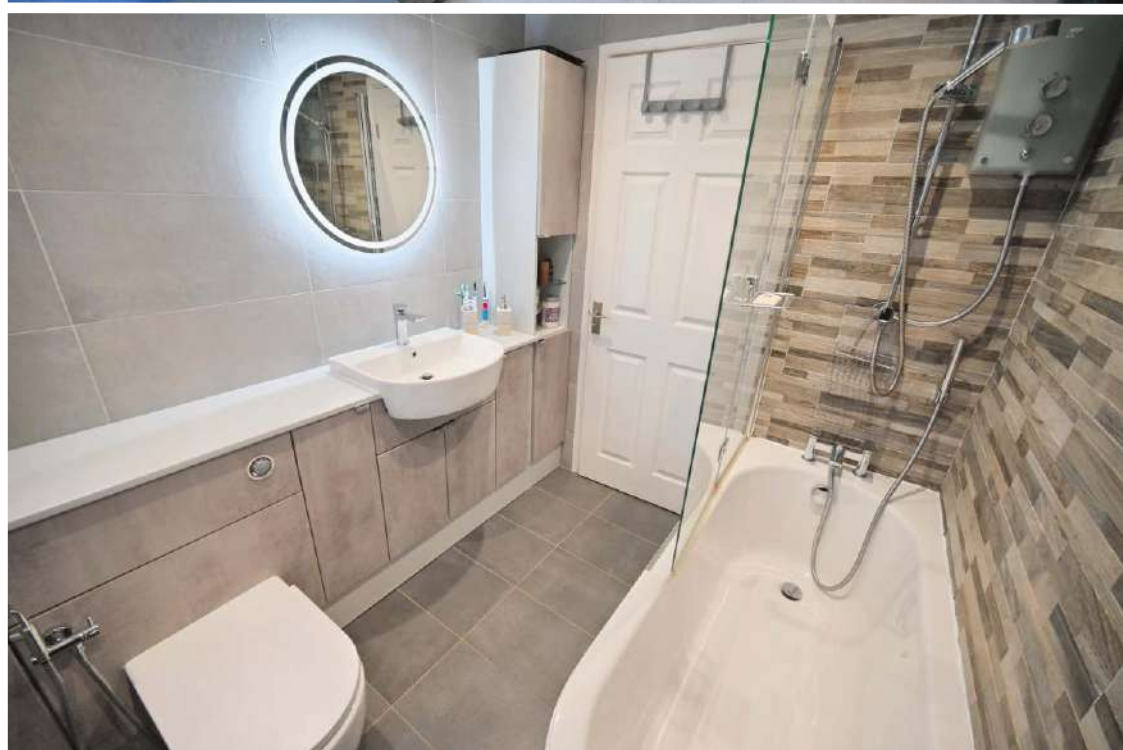














Ground Floor

Approx.: 803.7sq feet (74.6 sq metres)

**Total Floor Area: 1217.2sq feet
(113.1sq metres) Approx.**



First Floor

Approx.: 540sq feet (50.2 sq metres)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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