



31 Barbel Drive, 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!*

31 Barbel Drive, Wednesfield, Wolverhampton, WV10 0TQ
Asking Price: £385,000

Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: D (65) No: 2499-3047-0202-0035-1204
Total Floor Area: 1208.1sq feet (112.2sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

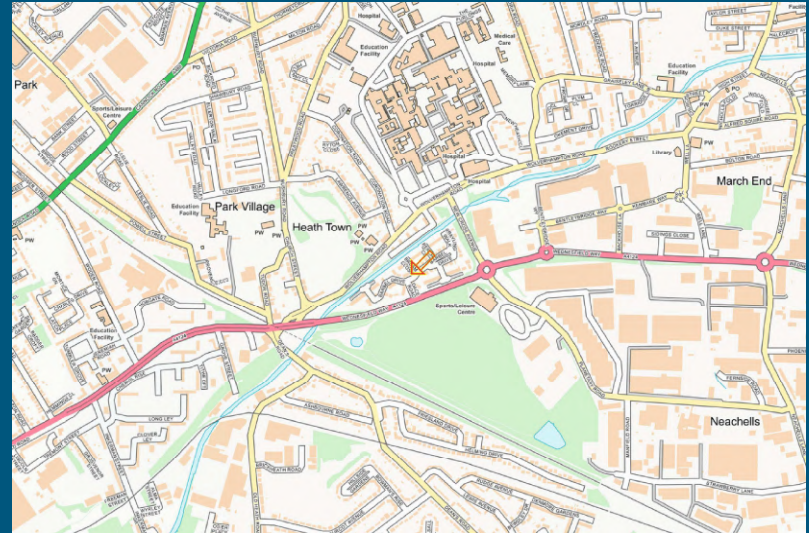
Occupying a prominent position on this modern development just off Wednesfield Way & opposite Bentley Canal, Barbel Drive was only constructed in 2002 to a well-planned design and utilising the maximum space, undoubtedly one of the finest examples of its type.

Reconfigured by the present owners to create a smart contemporary interior, No 31 is 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, modern bathrooms, an attractive open plan dining kitchen and a feature panelled wall in the living room.

The accommodation now includes entrance hall with guest cloakroom and stairs to first floor, living room with open archway to dining room and breakfast kitchen which is fitted with a smart grey suite. Originally the garage, this space has been converted to provide a further reception room which could be used for a multitude of purposes. On the first floor there are three double bedrooms 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 the rear garden is enclosed providing low maintenance.

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, Barbel Drive also has the advantage of excellent transport links for commuting to principal towns/ cities (Black Country Route, M6 Motorway & Birmingham New Road).

The gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Hardwood front door with double glazed opaque window, radiator, laminate style flooring and stairs to first floor. **Fitted Cloakroom:** Fitted with a white suite comprising low level WC, vanity unit, graphite modern radiator, part tiled walls, laminate style flooring and double glazed opaque window to front.

Living Room: 16ft (4.87m) x 11'6" (3.50m)

Feature panelled wall with recess for TV & electric modern fire, radiator, double glazed window to front and open archway to: **Dining Room: 10'1" (3.08m) x 8'5" (2.57m)**
Radiator and double glazed double doors to rear garden.

Breakfast Kitchen: 15'4" (4.67m) x 12'1" (3.69m)

Fitted with an extensive suite of matching grey units comprising stainless steel single drainer sink unit with pull out mixer tap, a range of base cupboards & drawers with suspended wall cupboards, built in electric oven, 4-ring gas hob with black extractor hood over, wood effect laminate worktops with matching breakfast bar, plumbing for washing machine, radiator, tiled effect vinyl flooring, built in storage cupboard, double glazed opaque door to side and PVC double glazed windows to side and rear.

Sitting Room: 15'11" (4.86m) x 8'1" (2.47m)

Radiator and double glazed windows to front and side.

First Floor Landing: Built in cupboard housing hot water tank and loft hatch.

Bedroom One: 10'5" (3.18m) x 9'2" (2.79m)

Built in wardrobes, radiator and double glazed window to front. **Ensuite: 7'8" (2.34m) x 5'10" (1.77m)**

Fitted with a smart modern suite comprising walk in shower with electric unit, vanity unit, low level WC, graphite modern radiator, part tiled walls, laminate style flooring, extractor fan and double glazed opaque window to front.

Bedroom Two: 20'7" (6.27m) x 8'2" (2.49m)

Built in furniture including shelving, cupboards, drawers & desk, radiator, storage into eaves, opaque skylight and double glazed windows to side & front.

Bedroom Three: 20'7" (6.27m) x 8'2" (2.49m)

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

Bathroom: 7'3" (2.22m) x 6'6" (1.99m)

Fitted with a modern suite comprising walk in double shower enclosure with electric Mira shower unit having overhead rainfall shower & separate handheld spray, full length vanity unit with recessed WC & storage, wall mounted mirror, extractor fan, chrome heated towel rail, part tiled walls, laminate effect flooring and double glazed opaque window to rear.

Rear Garden: The enclosed rear garden includes a paved squared terrace, lawn, surrounding fencing and gated side 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.





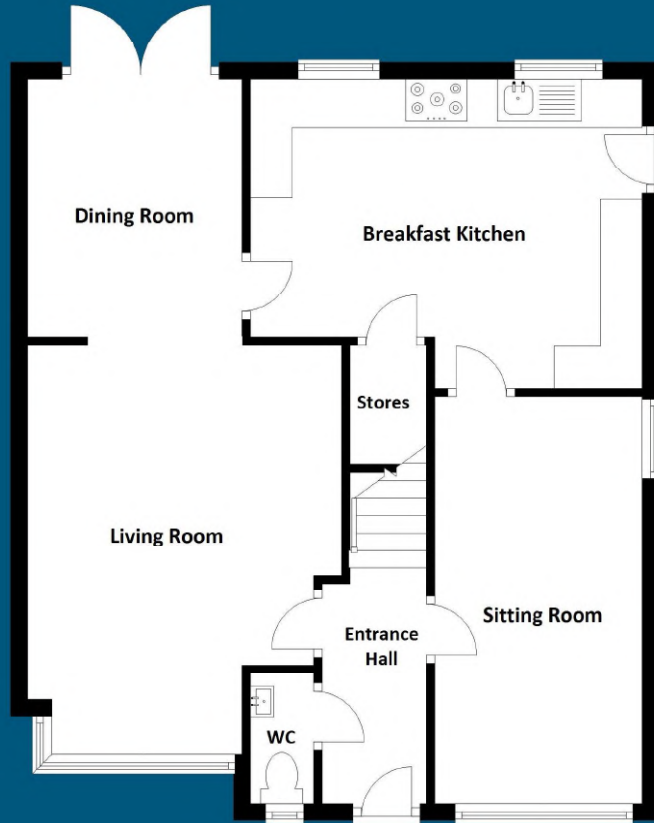






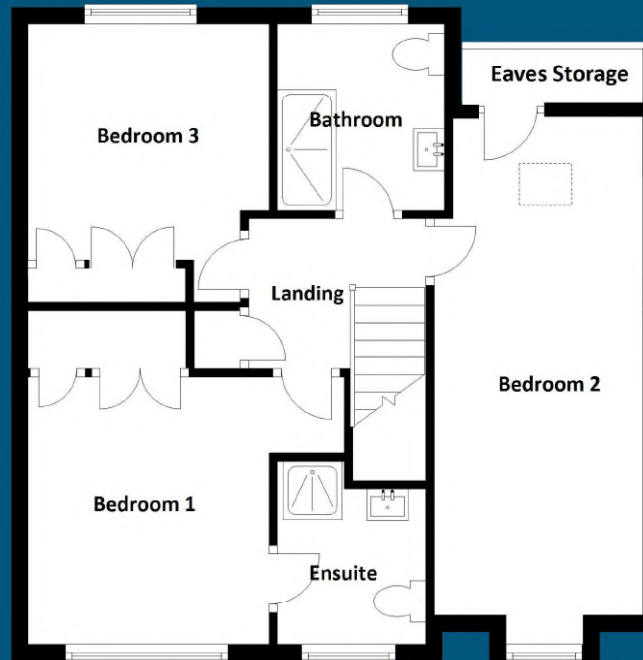


**Total Floor Area: 1208.1sq feet
(112.2sq metres) Approx.**



Ground Floor

Approx. 648.0sq feet (60.2sq metres)



First Floor

Approx.: 558.0sq feet (51.8sq 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.

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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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