



23 Barnwood Road, Pendeford

THOMAS HARVEY
ESTATE AGENTS

A Restyled Three Bedroom End Terraced House, In A Popular Residential Area & Close To A Vast Range Of Facilities!

23 Barnwood Road, Pendeford, Wolverhampton, WV8 1UN

Asking Price: £210,000

Tenure: Freehold

Council Tax: Band A – Wolverhampton

EPC Rating: D (59) No: 9735-8428-5500-0285-3206

Total Floor Area: 1096.0sq feet (101.8sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

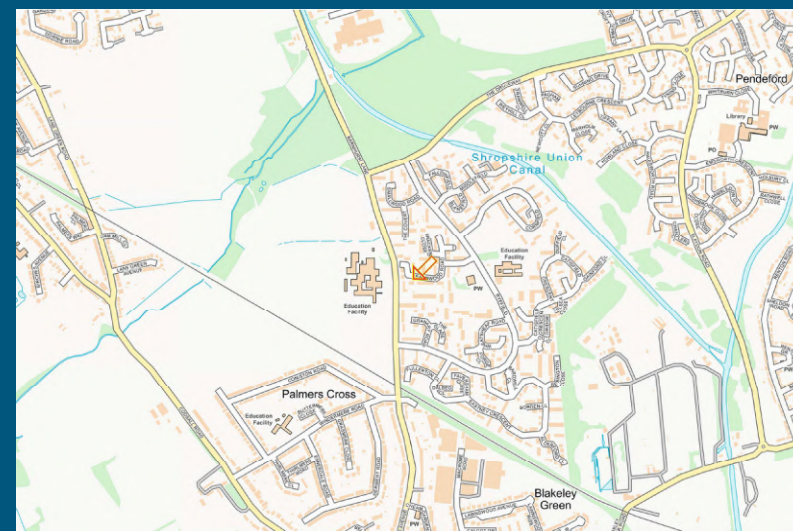
Mobile: Ofcom checker shows one of four main providers have good coverage indoor (three variable) and all four have good coverage outdoor.

Situated in a popular residential area yet occupying a quite cul de sac location just off Ryefield & therefore convenient for the majority of amenities, this deceptive end terraced house has been restyled in recent years and is an excellent example of its type.

Deceptive externally, viewing of the interior is a must to appreciate the well planned interior, utilising the maximum space. With a comfortable floor area of approx., 1096.0sq feet, the accommodation includes reception porch to entrance hall with fitted guest cloakroom & stairs to first floor and the front living room has internal double doors leading to the full width open plan dining kitchen. The kitchen has been refitted in recent years with a grey shaker style suite and offers a superb open space for entertaining guests & families. The ground floor also has a double glazed conservatory at rear with airing cupboard housing the gas fired central heating boiler. On the first floor there are three bedrooms and the family bathroom is fitted with a white suite. At the rear of the house, the enclosed rear garden has been landscaped for low maintenance with gated access to the forecourt. Although the house does not have a driveway, there is ample parking on the street.

Within walking distance of local schools (Aldersley High School & Dovecote Primary School), a number of bus routes & shops, Barnwood Road is only five minutes from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a quality family house ready to just move into and offered with 'no upward chain', the accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with matching side windows and tiled flooring.

Entrance Hall: Internal PVC double glazed door, radiator and stairs to first floor with open recess below.

Fitted Cloakroom: Low level WC, vanity unit, radiator, coved ceiling, tiled flooring and internal double glazed opaque window to front.

Living Room: 16'5" (5.01m) x 11'8" (3.55m)

Marble style fireplace & hearth with decorative surround, radiator, period style coved ceiling, double glazed bow window to front and internal glazed double doors to:

Open Plan Dining Kitchen: 9'11" (3.02m) x 17'9" (5.40m)

Fitted with a matching suite of grey shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, marble effect laminate worktops, stainless steel 1½ drainer sink unit, built in electric oven, 4- ring gas hob with extractor hood over, plumbing for washing machine, radiator, recessed ceiling spotlights, coved ceiling, LVT flooring and internal double glazed windows to rear.

Conservatory: 7'5" (2.25m) x 11'11" (3.63m)

Ceiling light & fan, tiled flooring, double doors to the rear garden and built in storage cupboard housing wall mounted gas fired central heating boiler.

First Floor Landing: Built in twin storage cupboards, radiator and loft hatch with pull down ladder to boarded attic space.

Bedroom One: 13'9" (4.20m) x 10'3" (3.12m)

Radiator and double glazed window to front.

Bedroom Two: 12'6" (3.80m) x 9'4" (2.86m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 8'8" (2.65m) x 7'8" (2.34m)

Radiator, coved ceiling and double glazed window to front.

Bathroom: 6'6" (1.68m) x 7'10" (2.40m)

Fitted with a white suite comprising P-Shaped panelled bath with electric shower unit & side screen, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled walls & flooring, built in floor to ceiling cupboard and double glazed opaque window to rear.

Rear Garden: Mainly paved for low maintenance with surrounding fencing, garden shed and gated rear 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.







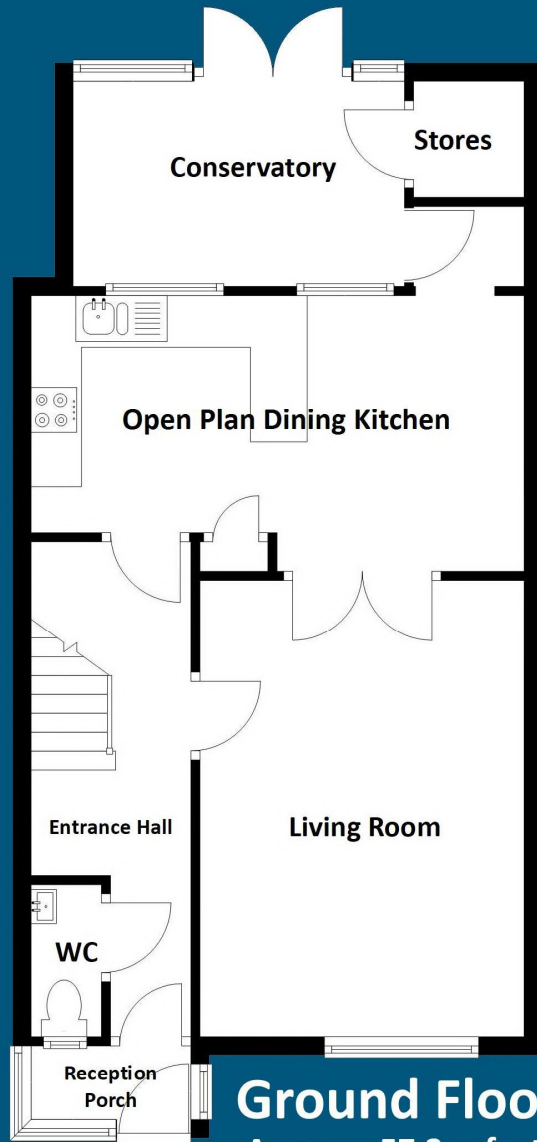




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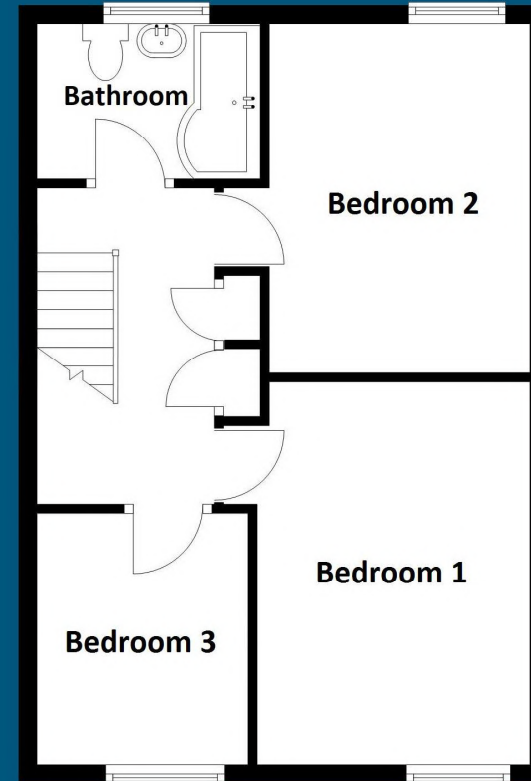
Total Floor Area: 1096.0sq feet (101.8sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



Ground Floor

Approx.: 57.2sq feet
(615.2 sq metres)



First Floor

Approx.: 44.7sq feet
(480.8 sq metres)

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.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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