



Connells

Barbel Drive
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to the market this outstanding and immaculate presented four bedroom detached family property in a popular residential location. Benefiting from being in close proximity to New Cross Hospital this property must be viewed in order to appreciate.

The property comprises of an immaculately presented entrance hall with glass balustrade, spacious family lounge with french doors to rear garden and feature media wall, separate sitting room, large entertainment style kitchen diner with modern fitted kitchen, four spacious bedrooms all with fitted wardrobes, master en-suite, separate refitted family bathroom.

Externally there is a large driveway offering ample off road parking with electric car charging point, garage to side, additional garden areas to rear and side with a range of plants, trees and shrubs, lawned area and feature lighting.

Location And Area

Situated on the ever popular Bentley Bridge which is just a stones throw away from New Cross Hospital and Bentley Bridge Shopping Centres where there is a fantastic selection of local shopping, eateries, public houses and within close proximity there is also doctors, dentists, and sort after schools.

Entrance Hall

Door to front, stairs access, doors to various rooms.

Lounge

19' 5" x 11' 3" (5.92m x 3.43m)

Two double glazed windows to front, french doors to rear, french doors to sitting room, feature media wall with inset fire, radiator, door to entrance hall.

Sitting Room

10' plus the bay x 10' 8" (3.05m plus the bay x 3.25m)

Double glazed window to rear, radiator, door to entrance hall, french doors to lounge.

Kitchen Diner

19' 3" x 15' 4" max (5.87m x 4.67m max)

Three double glazed windows to front, double glazed windows to rear, range of fitted wall and base units with space for an American style fridge freezer, breakfast bar, five ring gas burner, inset oven, microwave, one and a half stainless steel drainer sink, hot water tap, plumbing for a dishwasher, integrated washing machine, space for a dining table, door to entrance hall, door to garage.



Downstairs Wc

Double glazed window to front, low flush toilet, vanity sink, heated towel rail, door to entrance hall.

First Floor Landing

Loft access, doors to various rooms, feature wood and glass balustrade and hand rail.

Bedroom One

11' 9" x 11' 1" plus recess (3.58m x 3.38m plus recess)

Double glazed window to front, double glazed window to rear, range of fitted wardrobes and a dressing area, fitted bed surround, door to en-suite.

En-Suite

Double glazed window to front, vanity sink, low flush toilet, electric shower in cubicle, heated towel rail, door to bedroom.

Bedroom Two

10' 5" x 9' 3" plus wardrobe recess (3.17m x 2.82m plus wardrobe recess)

Double glazed window to rear, fitted wardrobe and drawers, radiator, door to landing.

Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)

Double glazed window to front, fitted wardrobe, storage cupboard, radiator, door to landing.

Bedroom Four

6' 9" x 6' 7" plus wardrobe recess (2.06m x 2.01m plus wardrobe recess)

Double glazed window to rear, fitted wardrobe, radiator, door to landing.

Family Bathroom

Double glazed window to front, free standing bath, vanity sink, low flush toilet, radiator, fitted storage cupboard, door to lounge.

Garage

16' 6" x 9' 2" (5.03m x 2.79m)

Up and over door to front, door to kitchen diner, light and power.

Outside Front

Large paved driveway with an electric car charging point, lawned area to side with a range of plants trees and shrubs with wall and feature lighting.

Outside Rear

Lawned garden with a patio area, panelled fencing, range of plants, trees and shrubs, outside heating, water tap, power.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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