



85 BARNARD ROAD
WOLVERHAMPTON, WV11 2JY

OFFERS IN THE REGION OF £170,000
FREEHOLD

NO CHAIN - Two bedroom semi-detached home situated on the ever popular Ashmore Park Estate close to a range of amenities including schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre and Bentley Bridge Retail Park only a short drive away. The property features spacious accommodation throughout comprising entrance hall, through living/dining room, kitchen, side store room, two double bedrooms, family bathroom and a pleasant garden to the rear. A driveway to the front provides off road parking.



85 BARNARD ROAD

- Available With No Onward Chain • Spacious Two Bedroom Semi-Detached Home • Convenient For A Range Of Local Amenities • Situated In An Extremely Popular Location • Through Living/Dining Room • Two Double Bedrooms • Driveway Providing Off Road Parking • Pleasant Rear Garden



APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to the living room and kitchen.

LIVING/DINING ROOM

20'2" x 11'1" max, 9'4" min

Double glazed windows to the front and rear, feature fireplace and radiator.

KITCHEN

9'4" x 7'6"

Double glazed window to the rear, part tiled walls, under stairs cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, plumbing for a washing machine and space for a fridge. A part glazed door provides access to the side passageway.

SIDE PASSAGEWAY

Doors to the front and rear, door to a useful store.

STORE ROOM

FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch and doors to:

BEDROOM ONE

13'11" x 10'3"

Double glazed window to the front, radiator and built in store cupboard.

BEDROOM TWO

10'11" x 9'7"

Double glazed window to the rear, radiator and built in store cupboard.

BATHROOM

Double glazed obscure window to the rear, radiator, part tiled walls and suite comprising close coupled w.c, wash hand basin and panelled bath.

REAR GARDEN

Enclosed garden with lawn.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

TENURE Freehold

The property is freehold.

SERVICES

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

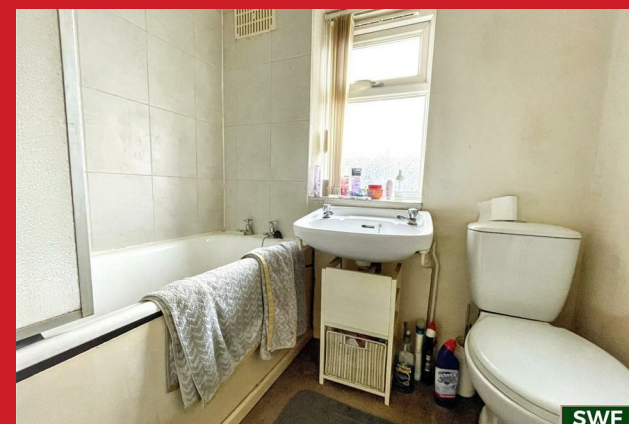
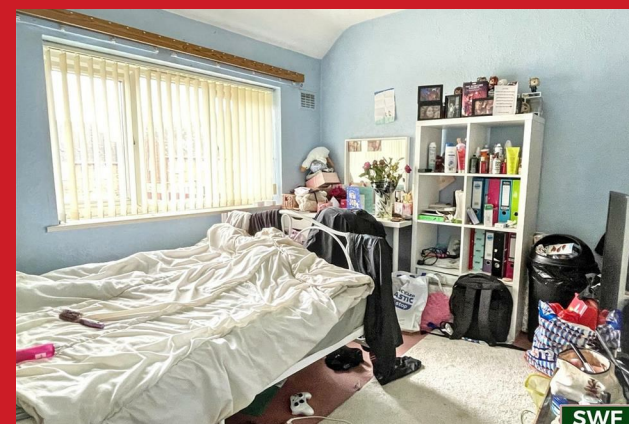
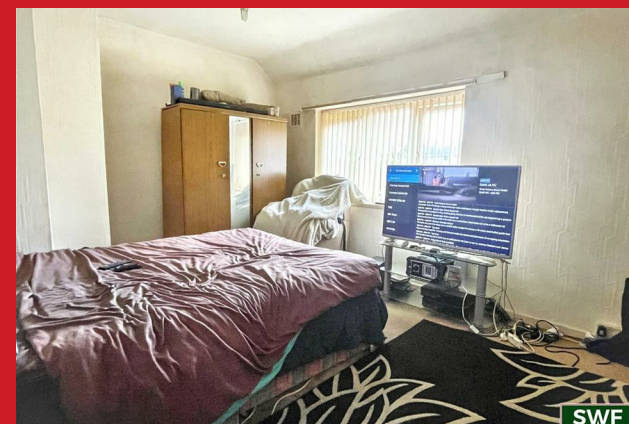
BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

85 BARNARD ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

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