



4 Bedroom Detached House
Barbel Drive, Wolverhampton
Offers In Region Of £330,000



REDSTONES

A superb extended and detached four bedroom executive modern detached family home having the benefit of UPVC double glazing, gas central heating and fitted intruder alarm. This splendid property further comprises, reception hall, guest W.C, lounge, fitted kitchen/diner, sitting room, dining room, study, downstairs shower room, four bedrooms (master with ensuite), family bathroom, good size gardens to front, side and rear, off road parking and garage. Awaiting energy rating.

SUMMARY A superb extended and detached four bedroom executive modern detached family home having the benefit of UPVC double glazing, gas central heating and fitted intruder alarm. This splendid property further comprises, reception hall, guest W.C, lounge, fitted kitchen/diner, sitting room, dining room, study, downstairs shower room, four bedrooms (master with ensuite), family bathroom, good size gardens to front, side and rear, off road parking and garage. Energy rating

RECEPTION HALL With double glazed front door, UPVC double glazed window to the side, central heating radiator, doors to kitchen, lounge and Guest WC.

GUEST W.C With UPVC double glazed window to the front, central heating radiator, low level WC, wash hand basin and tiled surrounds.

LOUNGE 19' 11" (into bay) " x 11' 8" (6.07m x 3.56m) With UPVC double glazed bay window, two central heating radiators, feature fireplace and French doors to the dining room.

BREAKFAST KITCHEN 20' 7" x 10' 7" (6.27m x 3.23m) With UPVC double glazed window to the rear, central heating radiator, under stairs cupboard, stainless steel sink and drainer, matching wall, base and drawer units, roll top work surfaces, tiled surrounds, plumbing and space for appliance, four ring gas hob and electric oven, extractor fan, tiled surrounds, tiled flooring and doors to the sitting room and study.

SITTING ROOM 11' 8" x 9' 5" (3.56m x 2.87m) With UPVC double glazed window to the side, central heating radiator and entrance to the dining room.

DINING ROOM 13' 8" x 10' 7" (4.17m x 3.23m) With UPVC double glazed window to the rear, UPVC double glazed french doors to the garden, central heating radiator, door to the storage cupboard and shower room.

SHOWER ROOM 8' 7" x 6' 5" (2.62m x 1.96m) With UPVC double glazed window to the side, low level WC, wash hand basin, shower cubicle, central heating radiator, tiled flooring, tiled walls and extractor fan.

STUDY 11' 10" x 8' (3.61m x 2.44m) With UPVC double door to garden, central heating radiator and door to the garage.

LANDING With loft access and door to all bedrooms and bathroom.

BEDROOM ONE 12' 1" x 11' 10" (3.68m x 3.61m) With UPVC double glazed window to the front, central heating radiator, built in wardrobes and door to the en-suite.

ENSUITE With UPVC double glazed window to the front, central heating radiator, wash hand basin and WC in vanity unit, shower cubicle, tiled surrounds and extractor fan.

BEDROOM TWO 9' x 11' 8" (2.74m x 3.56m) With UPVC double glazed window to the rear, central heating radiator and built in wardrobe.

BEDROOM THREE 11' 4" x 11' 7" (3.45m x 3.53m) With UPVC double glazed window to the rear and central heating radiator and built in store cupboard.

BEDROOM FOUR 8' 7" x 6' 11" (2.62m x 2.11m) With UPVC double glazed window to the rear and central heating radiator.

BATHROOM 11' 5" x 5' 6" (3.48m x 1.68m) With UPVC double glazed skylight, central heating radiator, wash hand basin and WC in vanity unit, built in storage cupboard, tiled surrounds and extractor fan.

GARAGE 16' 10" x 8' 4" (5.13m x 2.54m) With up and over door, power and lighting and wall mounted central heating boiler.

OUTSIDE To the front there is off road parking for several vehicles and lawn to front and side. To the rear there is a good sized lawned garden, paved patio, gate to the front, cold water tap, light and power.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

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TENURE, our vendors have verbally advised us that the property is freehold. As Redstones have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.



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