



## 78 BARBEL DRIVE

WOLVERHAMPTON, WV10 0TQ

OFFERS IN THE REGION OF £90,000  
**LEASEHOLD**

Well presented one bedroom apartment situated in a popular location ideal for first time buyers or buy to let investment. The property is accessed via a secure communal entrance and comprises hallway, living room, kitchen, one double bedroom and bathroom. Allocated Parking Space. Intercom System.



## 78 BARBEL DRIVE

- Ideal First Time Buy Or Buy To Let Investment
- Allocated Parking Space
- Well Presented Throughout
- Well Positioned For Access Into Wolverhampton City Centre & Bentley Bridge Retail Park
- One Double Bedroom
- Living Room
- Kitchen
- Bathroom



### SUMMARY

Well presented one bedroom apartment situated in a popular location ideal for first time buyers or buy to let investment. The property is accessed via a secure communal entrance and comprises hallway, living room, kitchen, one double bedroom and bathroom. Allocated Parking Space. Intercom System.

### ENTRANCE HALL

Electric heater, loft access hatch and doors to:

### LIVING ROOM

15'4" x 9'10"

Double glazed doors, Juliette balcony, electric heater, feature fireplace and an opening to the kitchen.

### KITCHEN

9'9" x 6'3"

Double glazed window, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1½ stainless steel sink and drainer unit. There is a built in electric oven with 4 ring hob above, plumbing for a washing machine and space for a fridge.

### BEDROOM

11'4" x 7'9"

Double glazed window and electric heater.

### BATHROOM

Double glazed obscure window, part tiled walls, built in storage cupboard and contemporary suite comprising close coupled w.c, pedestal wash hand basin with splash back tiling and paneled bath with electric shower above.

### OUTSIDE

The property has an allocated parking space for 1 vehicle.

### TENURE

Council Tax Band A

The agent understands the property is leasehold with a lease term of 999 years from 1st January 2001

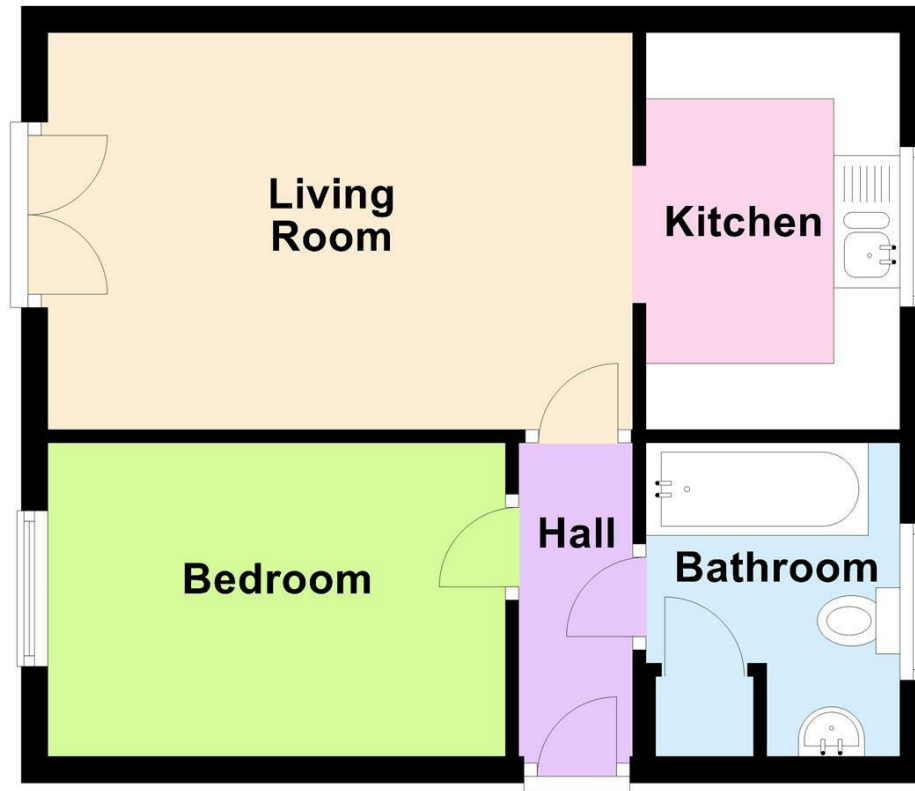
We understand that the service charge and ground rent totals approximately £995.00 per annum. Any interested buyer should ask their legal representative to confirm this prior to exchange of contracts.

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## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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