





# Birches Barn Road Bradmore Wolverhampton WV3 7BJ

for sale  
**£415,000**



## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to you this fantastic four bedroom detached family home set over three floors and situated on a popular residential road in Bradmore.

Stepping inside, you'll find an inviting and spacious entrance hallway. Leading off the hallway is a cosy and generous lounge with a feature log burner and a separate dining room. The kitchen has ample worktop space and storage, while the ground floor also boasts a convenient ground floor WC and utility.

Heading up to the first floor and you'll find two double bedrooms and a family bathroom. Up on the second floor are a further two double bedrooms. Each room offering plenty of space for a growing family.

Outside to the front is a generously sized driveway. Plenty of space for parking several vehicles. To the rear is a sizeable rear garden with potential to landscape or extend the property subject to the necessary planning permissions. This property also benefits from having a garage for additional parking or storage space.

Don't miss your chance to view this generously sized detached family home. Viewings are recommended to fully appreciate. Call the Connells Wolverhampton branch today to book your viewing.

## Location And Area

Set to the South West of Wolverhampton City Centre in the Bradmore area approximately a mile and half away from Wolverhampton Rail Station, In catchment for highly sought after local schooling such as St Peter's Collegiate Church of England school and Wolverhampton Girls High school both under a mile away and have both received Outstanding Ofsted ratings.

## Approach

Set back from the roadside behind a sizeable driveway for several vehicles.

## Entrance Hallway

Doors leading to the lounge and dining room. Stairs rising to the first floor.

## Lounge

19' 7" x 13' 2" ( 5.97m x 4.01m )

Windows to the front and rear, ceiling light point and solid wood parquet flooring and a feature log burner with exposed brick wall.

## Dining Room

9' 11" x 12' 6" ( 3.02m x 3.81m )

Feature fireplace, tiled flooring, two ceiling light points, doors to the entrance hallway and kitchen, window to the rear and French doors leading to the garden.

## Kitchen

23' x 9' 9" ( 7.01m x 2.97m )

Wall and base units with inset sink and drainer with mixer tap, integrated oven, induction hob with extractor fan, laminate flooring, space for fridge/freezer, plumbing point for dishwasher, overhead lighting, windows to the side and doors to the dining room and utility.

## Utility

Utility Room with space for washing machine and dryer. Doors to the kitchen, ground floor WC, front driveway and garage.

## Ground Floor Wc

Low flush WC and wash hand basin.

## Garage

Double doors to front, window to side and door to the utility.

## First Floor Landing

Doors to two first floor bedrooms and bathroom. Stairs to the ground floor and second floor.

## Bedroom One

16' 3" x 13' 1" ( 4.95m x 3.99m )

Windows to the front and rear of the property.

## Bedroom Two

12' x 11' 10" ( 3.66m x 3.61m )

Double glazed window to the rear of the property.

## Bathroom

Window to the front of the property, ceiling light point, free standing bath, wash hand basin and low flush WC.

## Second Flood Landing

Doors to the third and fourth bedroom. Stairs down to the first floor.

## Bedroom Three

16' 3" x 14' 8" ( 4.95m x 4.47m )

Window to the rear of the property and storage cupboards.

## Bedroom Four

17' 7" x 10' 3" ( 5.36m x 3.12m )

Double glazed window to the front of the property, and ceiling light point

## Outside Rear

A sizeable rear garden with potential to landscape.

## Agents Note

Please advise the property has solar panels to the rear of the property. Please call the branch for more information.















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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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