



Connells

Little Birches
Bradmore Wolverhampton

Little Birches Bradmore Wolverhampton WV3 7AS

for sale offers in the region of
£325,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to present this extended and immaculately presented three-bedroom semi-detached family home located on Little Birches in the Bradmore area.

As you enter, you are greeted by a spacious entrance hallway that leads to a beautifully designed through lounge and dining room, featuring a charming log burner. The entertainment kitchen is a true highlight, boasting stunning granite worktops, high-quality integrated appliances, a striking lantern roof that floods the space with natural light and bi-fold doors that seamlessly connect the indoor living area to the rear garden.

The ground floor also benefits from a convenient utility room and a stylish WC, adding to the home's practicality. Upstairs, you will find a spacious gallery landing with a dedicated study area. The property features three generously sized double bedrooms, including a bedroom with its own en-suite shower room. A sizeable and stylish family shower room completes the upper level, providing ample space for all.

Externally, Little Birches offers a gravelled driveway that can accommodate several vehicles. A garage is also on offer for additional parking or storage space. The rear garden is a stunning landscaped oasis, perfect for outdoor entertaining or relaxing.

Additional features include ground floor underfloor heating, enhancing the comfort and luxury of this impressive family home.

Viewings highly recommended!

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 driveway for several cars.

Entrance Hallway

Stairs rising to the first floor, ceiling spotlights, ceiling light point and doors leading to the lounge/dining room, utility/WC and entertainment kitchen.

Lounge/ Dining

22' 6" max x 12' 4" max (6.86m max x 3.76m max)

Double glazed window to the rear, two ceiling light points, feature log burner and French doors leading to the rear garden.

Utility/ Ground Floor Wc

Plumbing point for washing machine, ceiling spotlights, wash handbasin unit, partly tiled walls, extractor fan, low flush WC and doors leading to the hallway and garage.



Entertainment Kitchen

18' 6" x 16' 4" (5.64m x 4.98m)

Kitchen supplied by Dayrooms of Tettenhall with its array of wall and base units, integrated fridge, freezer, pantry, dishwasher and warming drawer, five ring induction hob with integrated extractor fan, inset sink with instant hot tap, sitting area with feature lantern roof, spotlights and two bifold doors to the rear garden.

First Floor Landing

Radiator, loft access, ceiling light point, double glazed window to the front and doors leading to all bedrooms and shower room.

Bedroom One

19' 4" x 8' 8" (5.89m x 2.64m)

Double glazed window to the rear and side, ceiling light point, ceiling spotlights, vertical radiator, built-in wardrobes and doors to the landing and en-suite shower room.

Potential to be converted into two bedrooms.

En-Suite

Walk in shower, wash hand basin, partly tiled walls, heated towel rail, LED wall mounted mirror, ceiling spotlights, extractor fan and a double glazed window to the front.

Bedroom Two

12' 8" max x 12' 4" max (3.86m max x 3.76m max)

Double glazed window to the rear, radiator and ceiling light point.

Bedroom Three

12' 4" max x 9' 3" max (3.76m max x 2.82m max)

Double glazed window to the front, ceiling light point and radiator.

Shower Room

Walk in shower, low flush WC, his and hers wash hand basin units with two LED wall mounted mirrors above, extractor fan, ceiling spotlights and a double glazed window to the rear.

Outside Rear

Porcelain paving with lawn, central paved path with white pebbles, slate chippings with flowerbeds and further patio area.

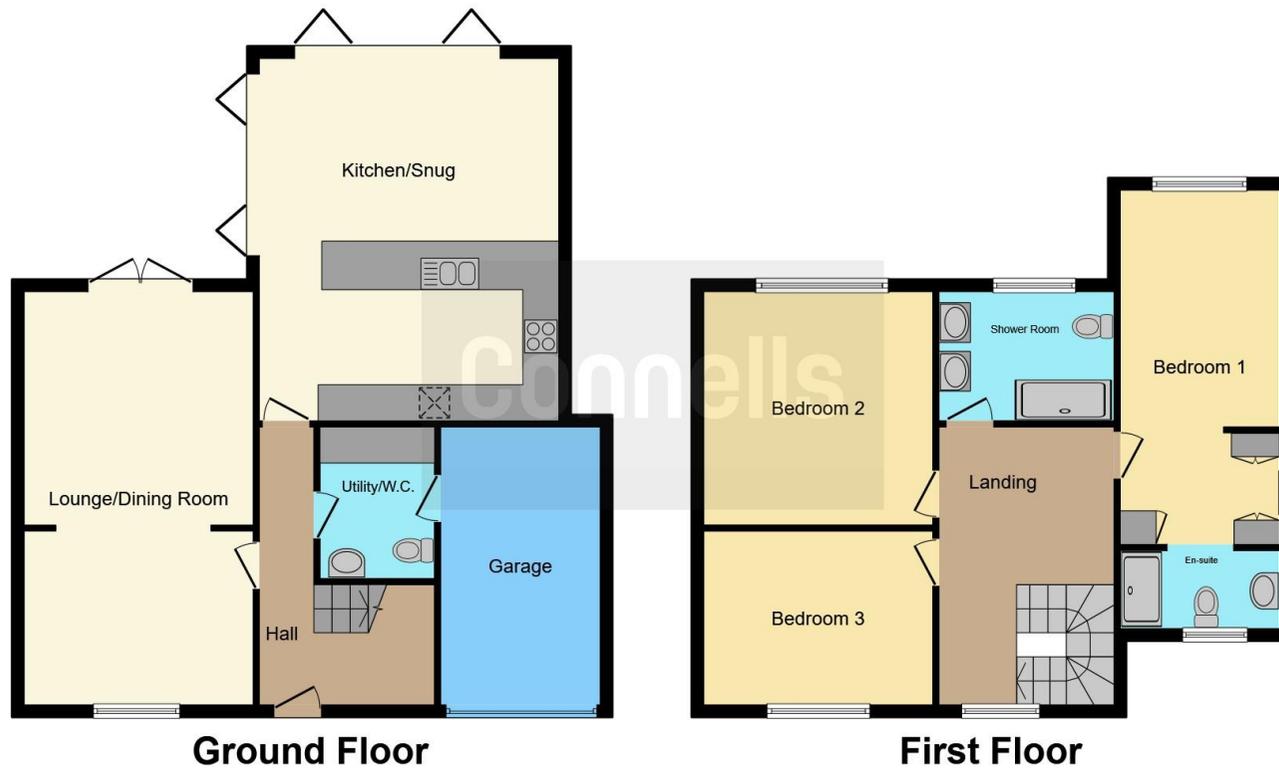
Garage

Electric roller shutter garage door, tap point, four ceiling light points and doors to the rear garden and utility.









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

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EPC Rating: C

view this property online connells.co.uk/Property/WVH331734

Tenure: Freehold



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