



## 84 BIRCHES BARN ROAD WOLVERHAMPTON, WV3 7BG

OFFERS IN THE REGION OF £225,000  
FREEHOLD

Versatile three bedroom semi-detached home situated in an extremely popular location close to Wolverhampton City Centre. Whilst requiring general refurbishment the property offers spacious accommodation comprising entrance hall, separate living and sitting rooms, kitchen, ground floor shower room, three bedrooms, bathroom and a double garage to the rear. A driveway to the front provides off road parking.



## 84 BIRCHES BARN ROAD

- Planning Permission For Granny Annex To Rear
- Separate Living & Sitting Rooms
- Ground Floor Shower Room
- Versatile Accommodation Requiring Refurbishment
- Driveway Providing Off Road Parking
- Ideally Located For Public Transport



### APPROACH

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

### ENTRANCE PORCH

Double glazed obscure windows to the front and side and a door into the hallway.

### HALLWAY

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

### LIVING ROOM

12'0" x 12'0"

Double glazed bay window to the front and radiator.

### SITTING ROOM

17'2" x 12'10" max

Double glazed window to the side, under stairs cupboard, radiator and door to the kitchen.

### KITCHEN

11'5" x 10'4"

Double glazed window to the rear, part

glazed door to the rear and a range of wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is space for a cooker, fridge freezer and plumbing for a washing machine.

### REAR LOBBY

Doors to the ground floor shower room and to the side.

### GROUND FLOOR SHOWER ROOM

Double glazed obscure window to the side, radiator, low level w.c, pedestal wash hand basin with splash back tiling and corner shower enclosure.

### FIRST FLOOR LANDING

Double glazed obscure window to the side and doors to:

### BEDROOM ONE

12'10" x 11'11"

Double glazed window to the rear and radiator.

## BEDROOM TWO

12'0" into bay x 9'2"

Double glazed window to the front and radiator.

## BEDROOM THREE

8'11" x 6'4"

Double glazed window to the front and radiator.

## BATHROOM

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

## DOUBLE GARAGE

Two up and over doors to the front. The garage has planning permission GRANTED (subject to conditions) to be converted into a self contained, one bedroom annexe.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio and lawn beyond. A side gate provides access to the front.

## TENURE

The agent understands that the property is freehold.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

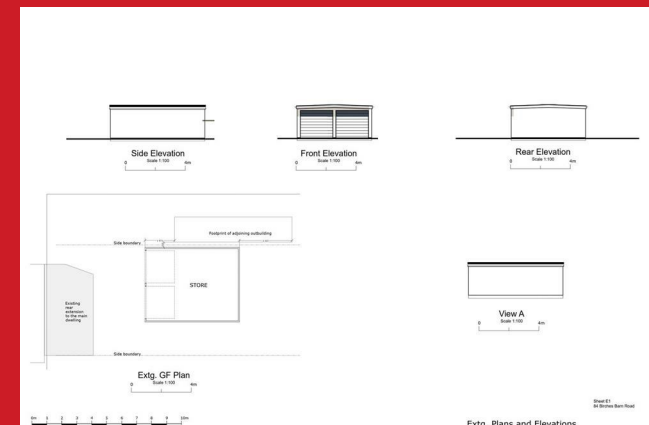
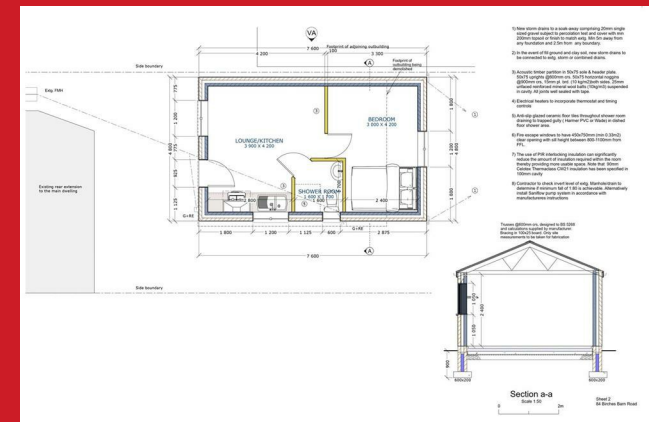
## SERVICES

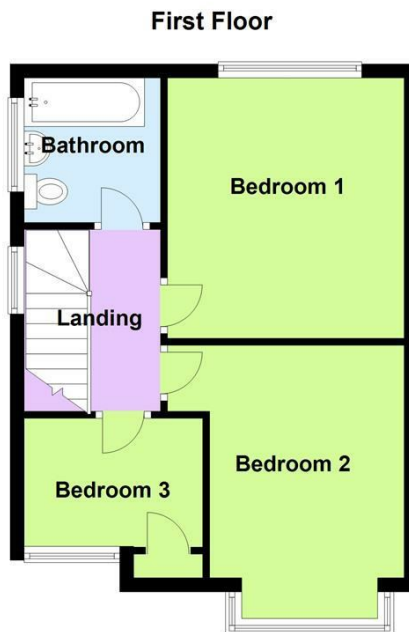
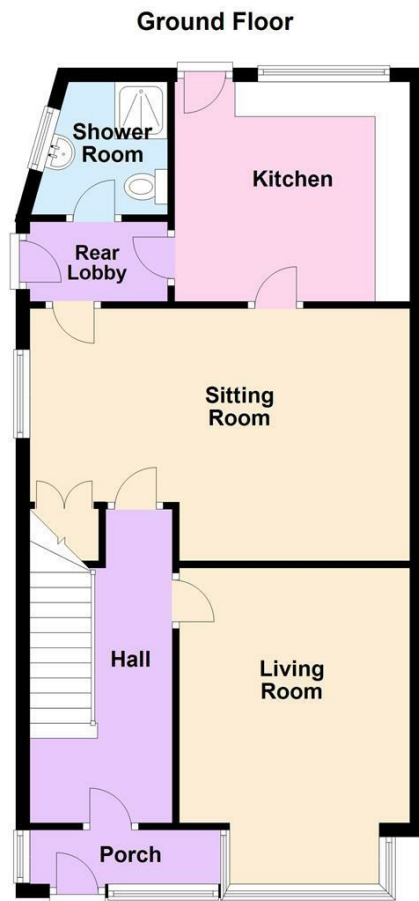
The agent understands that mains gas, electricity, water and drainage are available.

## PLANNING PERMISSION

Planning permission granted for a Granny Annex to the rear. Wolverhampton City Council Application No. 24/00249/FUL

# 84 BIRCHES BARN ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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