



**17 BIRCHWOOD ROAD**  
**WOLVERHAMPTON, WV4 5UL**

**OFFERS IN THE REGION OF £229,950**  
**FREEHOLD**

Spacious semi-detached home situated in an extremely popular location close to a range of amenities including shops, schools and access to public transport. The property offers VERSATILE living accommodation throughout comprising living room, kitchen, sitting room/ground floor bedroom, ground floor shower room, utility, two double bedrooms, family bathroom, separate W.C, three separate storage rooms and an enclosed garden to the rear. Driveway to front providing off road parking.



# 17 BIRCHWOOD ROAD

- Extremely Popular Location
- Spacious & Versatile Living Accommodation
- Ground Floor Shower Room Linked To Sitting Room / Ground Floor Bedroom
- Three Storage Rooms At Basement Level
- Driveway To The Front
- Rear Garden



## APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

## ENTRANCE HALL

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

## LIVING ROOM

12'5" x 11'5"

Double glazed window to the rear, feature fireplace and door to the kitchen.

## KITCHEN

12'7" x 5'9"

Double glazed windows to the side and rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and an opening leading to the utility room.

## UTILITY ROOM

6'11" x 6'6"

Part glazed door to the rear, radiator and space

for various household appliances including fridge freezer, dryer and plumbing for a washing machine.

## SITTING ROOM/GROUND FLOOR BEDROOM

11'9" x 11'1"

Double glazed bay window to the front and radiator. Door to the ground floor shower room.

## GROUND FLOOR SHOWER ROOM

Double glazed obscure window to the front, radiator, part tiled walls and suite comprising low level w.c, wash hand basin and corner shower enclosure.

## FIRST FLOOR LANDING

Double glazed window to the side and doors to:

## BEDROOM ONE

15'5" x 11'1"

Two double glazed windows to the front, radiator and fitted double wardrobes.

## BEDROOM TWO

12'5" x 10'2"

Double glazed window to the rear, radiator, loft access hatch and built in storage cupboard.

## **FAMILY BATHROOM**

Double glazed obscure window to the rear, towel rail, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin, paneled bath and corner shower enclosure.

## **SEPARATE W.C**

Low Level w.c.

## **BASEMENT LEVEL STORAGE ROOMS**

Providing excellent storage space, the ground floor basement is divided into three areas. Area one having a double glazed window and door leading out to the rear garden. Both areas two and three provide useful storage.

## **REAR GARDEN**

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

## **COUNCIL TAX**

Wolverhampton City Council - Tax Band C

## **SERVICES**

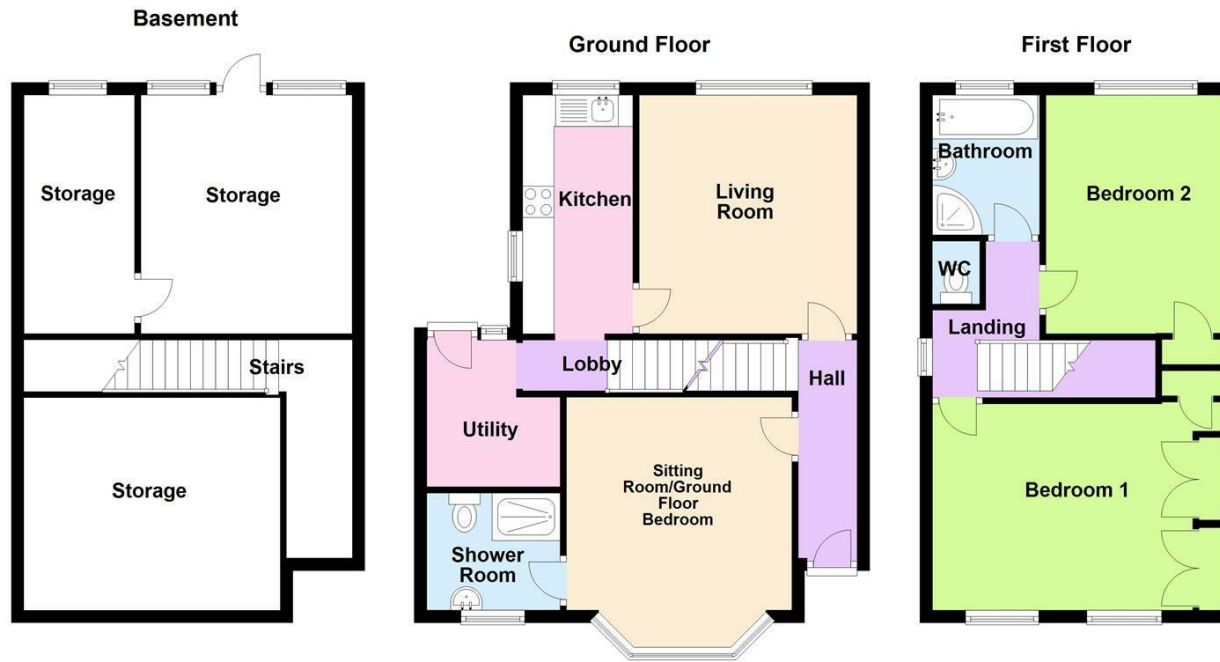
The agent understands that mains gas, electricity, water and drainage are available.

## **TENURE Freehold**

The property is freehold.

## **17 BIRCHWOOD ROAD**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
 enquiries@swfestateagents.co.uk  
 www.swfestateagents.co.uk

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