



140 BIRCHES ROAD
WOLVERHAMPTON, WV8 2JP

OFFERS IN THE REGION OF £285,000

Spacious detached home offering versatile living accommodation with the potential to extend, subject to relevant planning and building consents. Available with NO ONWARD CHAIN the property is ideally located for nearby Bilbrook station, local shops and schools and includes hallway, guest cloakroom, through lounge/dining room, kitchen, two double bedrooms and bathroom. A driveway to the front provides off road parking and to the rear is a generous lawned garden.



140 BIRCHES ROAD

- NO CHAIN • POPULAR LOCATION CONVENIENT FOR NEARBY STATION • THROUGH LOUNGE/DINING ROOM • GROUND FLOOR W.C. • GENEROUS REAR GARDEN • POTENTIAL TO EXTEND subject to planning and building consent



APPROACH

The property is approached via a gravel driveway providing off road parking. A gated side passage gives access to the rear.

ENTRANCE PORCH

Window to the front, doorway to the hall.

HALLWAY

Radiator, staircase to the 1st floor landing, under stairs cupboard.

THROUGH LOUNGE/DINING ROOM

27'2" into bay x 10'4"

Double-glazed bay window to the front, two radiators, sliding patio door to the rear garden.

KITCHEN

12'1" x 8'2"

Double-glazed window to the side, radiator, double glazed double doors to the rear garden, part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap.

GROUND FLOOR W.C.

Double-glazed obscure window to the side, low-level w.c.

FIRST FLOOR LANDING

Spacious landing with built in airing cupboard and loft access hatch.

BEDROOM ONE

10'5" x 10'5"

Double-glazed window to the front, radiator.

BEDROOM TWO

10'5" x 10'2"

Double-glazed window to the rear, radiator.

BATHROOM

Double-glazed obscure window to the rear, towel rail, ceiling down-lights, tiled walls, white suite comprising close-coupled w.c, pedestal wash hand basin and panelled bath with electric shower above.

REAR GARDEN

To the rear of the property is a generous lawned garden.

COUNCIL TAX

South Staffordshire Council - Tax Band D

SERVICES

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

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

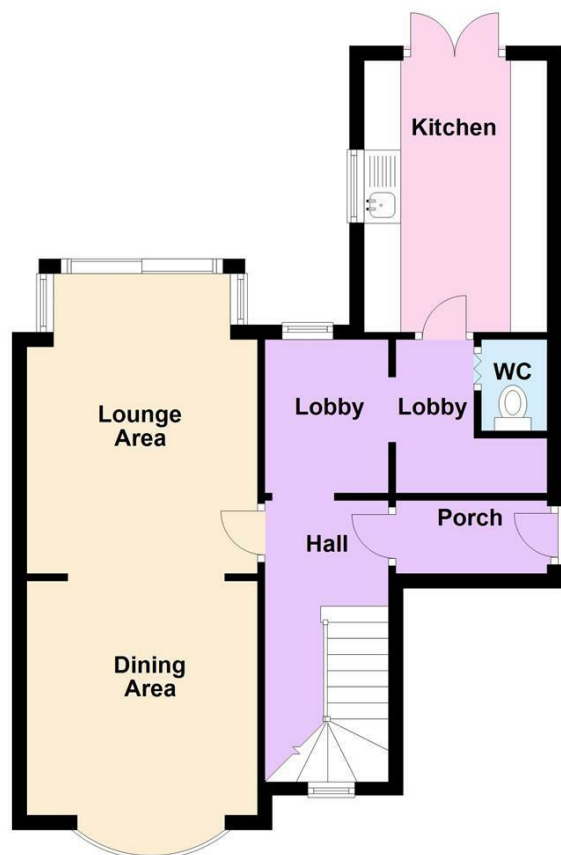
TENURE Freehold

The property is freehold.

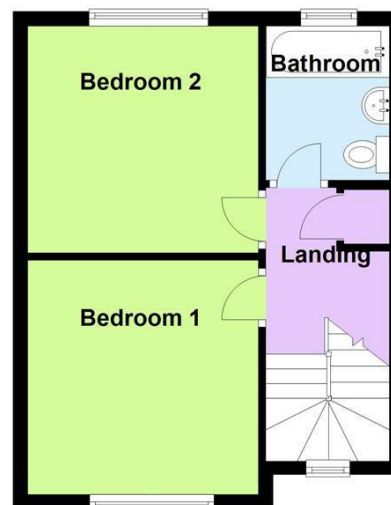
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	48	
(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