



Semi-Detached House

Birchwood Road, Wolverhampton

Offers In The Region Of **£325,000.00**


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AT A GLANCE



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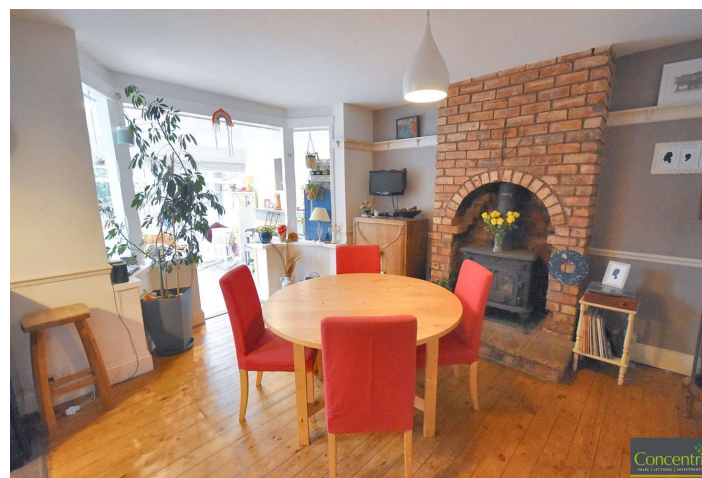


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- Extended Property
- Conservatory
- Original Features
- Low Maintenance Garden
- Loft Conversion

MATERIAL INFO

- Freehold
- EPC - E
- Council Tax - C
- Gas Central Heating
- Standard Construction Type
- Driveway Parking
- Mains Power and Water



DESCRIPTION

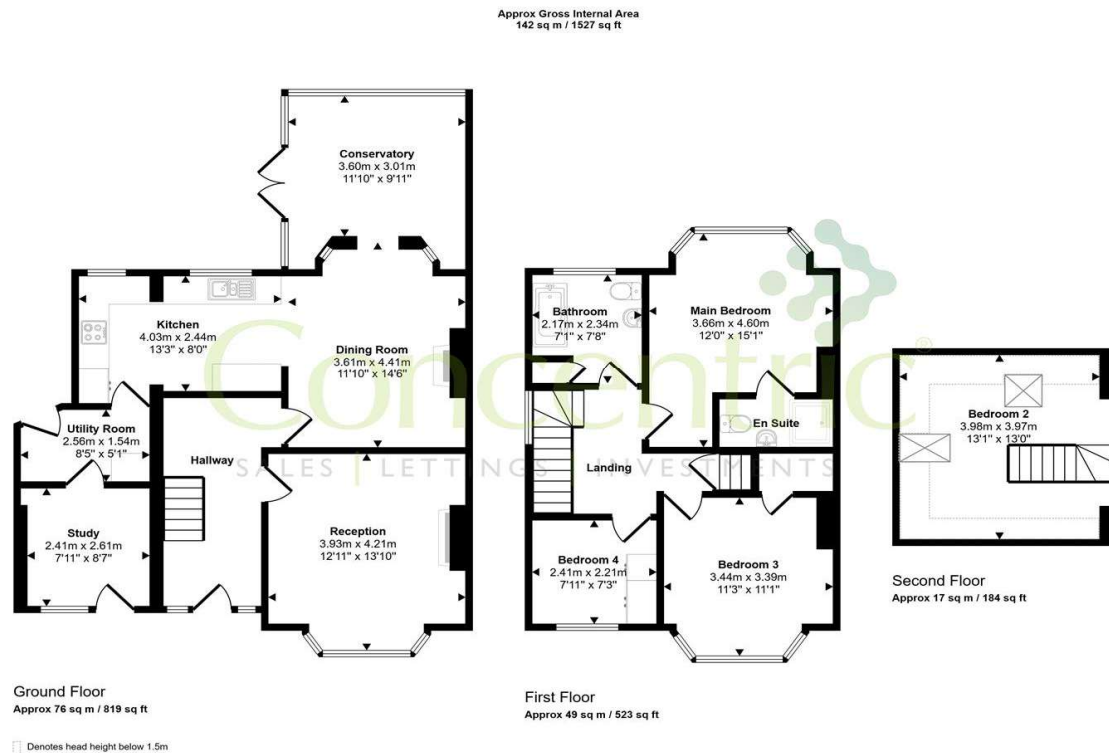
This beautifully presented four-bedroom home in the highly sought-after Penn area seamlessly blends charming original features with contemporary enhancements. Upon entering the property, you are welcomed into a spacious hallway leading to a generous living room, which boasts a characterful log-burning fireplace. Adjacent to this, the open-plan kitchen and dining area create a stylish and sociable space, also featuring a log burner for added warmth and ambience. Beyond the dining area, a bright and airy conservatory provides the perfect spot to relax while enjoying views of the expansive, low-maintenance, rear garden. Completing the ground floor is a separate utility room and a dedicated study, ideal for home working or additional storage.

The first floor comprises three well-proportioned bedrooms, including a master suite with its own en-suite shower room. The remaining two bedrooms are served by a modern family bathroom. The fourth and final bedroom is situated on the second floor, offering a private and versatile space that could also be used as a guest room or home office.

Situated in a quiet yet convenient residential location, this property benefits from excellent access to Penn Road and local amenities, making it perfect for families or those looking to upsize.



FLOOR PLAN



EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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