



9 Birches Barn Avenue

Prime Bradmore & Finchfield Character Three Bedroom Semi-Detached with Exceptional Potential Beside Bantock Park. Offering Versatile Living, Mature Gardens, Ample Parking and Outstanding Scope to Extend or Reconfigure!

9 Birches Barn Avenue, Bradmore, Wolverhampton, WV3 7BT
Asking Price: £265,000

Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: D (59) No: 2117-3065-3203-5006-0204
Total Floor Area: 972.8 Sq. feet (90.4 sq. metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have good outdoor coverage.

Located in one of Wolverhampton’s most desirable residential pockets on the border of Bradmore and Finchfield, and set just moments from the much-loved Bantock Park, this distinctive semi-detached home blends the charm of a character property with exceptional potential for buyers looking to restyle, extend or reconfigure to their own vision.

From the moment you step inside, the home feels warm, inviting and full of possibility. A bright reception porch opens into a characterful hallway featuring stained-glass detailing and useful under-stairs storage. Two generous reception rooms offer superb versatility: the front with its elegant marble fireplace and bay window, and the rear enjoying peaceful garden views with direct access outside — perfect for everyday living and entertaining.

The kitchen is fitted with a matching suite of units and practical work surfaces, complemented by a rear lobby/utility area housing plumbing, the boiler and a convenient downstairs WC. This whole zone presents tremendous scope for modern transformation, including the creation of an open-plan dining kitchen with family area (STPP). Upstairs, the property offers three well-proportioned bedrooms , two comfortable doubles and a generous single — all served by a modern shower room with corner enclosure and contemporary PVC panelling. Outside, the mature rear garden provides a tranquil retreat with a paved patio, shaped lawn, flowering borders, shrubs, trees, fenced boundaries, gated side access, garden shed and a detached outbuilding. It’s an attractive and versatile space ideal for outdoor dining, children’s play or quiet relaxation. To the front, a gravelled driveway provides ample off-road parking with additional side parking, and there is potential to construct a garage if required (STPP).

Birches Barn Avenue enjoys excellent convenience, with local shops, popular cafés, public houses, transport links, Bantock Park and highly regarded schools all within easy walking distance. Finchfield, Penn and Wolverhampton city centre, less than 1.5 miles away, are also close by, making this an ideal base for commuting to surrounding towns and cities. Offered with No Upward Chain, this is a fantastic opportunity to secure a character home in a prime location with outstanding scope to personalise. Early interest is strongly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS



Reception Porch: PVC double glazed opaque door with matching surrounding windows and tiled flooring. **Entrance Hall:** Internal hardwood opaque glazed door with stained glass leaded side windows, radiator and stairs to first floor with storage cupboard below.

Living Room: 11'8" (3.55m max) x 11'1" (3.37m)

Marble fireplace & hearth with gas coal fire, radiator and double glazed bay window to front.

Dining/ Sitting Room: 13'8" (4.16m) x 11'1" (3.38m)

Tiled fireplace with fitted gas fire, radiator, double glazed picture window to rear and matching door leading to the garden.

Kitchen: 9'5" (2.86m) x 6'8" (2.03m)

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with stainless steel single drainer sink unit, recess & gas point for cooker, radiator, coved ceiling, laminate effect vinyl flooring and double glazed window to side. **Rear Lobby / Utility:** Radiator, plumbing for washing machine, wall mounted gas fired central heating boiler, vinyl flooring, hardwood glazed windows to rear with PVC door and **Downstairs WC.**

Landing: Loft hatch and double glazed opaque window to side.

Bedroom One: 13'7" (4.13m) x 11'1" (3.38m)

Radiator and double glazed window to front.

Bedroom Two: 12' (3.65m) x 11'1" (3.38m)

Radiator, gas fire and double glazed window to rear.

Bedroom Three: 10'1" (3.07m) x 6'7" (2.00m)

Radiator and double glazed window to front.

Bathroom: 5'10" (1.77m) x 6'4" (1.94m)

Fitted with a white shower room suite comprising corner double shower with wall mounted electric shower unit, low level WC, pedestal wash hand basin, radiator, PVC panelled walls, coved & panelled ceiling, tiled effect vinyl flooring and double glazed opaque window to rear.

Rear Garden: Enjoying a mature and fully stocked outlook, the garden includes a paved patio overlooking the shaped lawn with flowering borders, a variety of shrubs & trees, surrounding fencing, gated side access, garden shed and detached outbuilding at rear.





IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



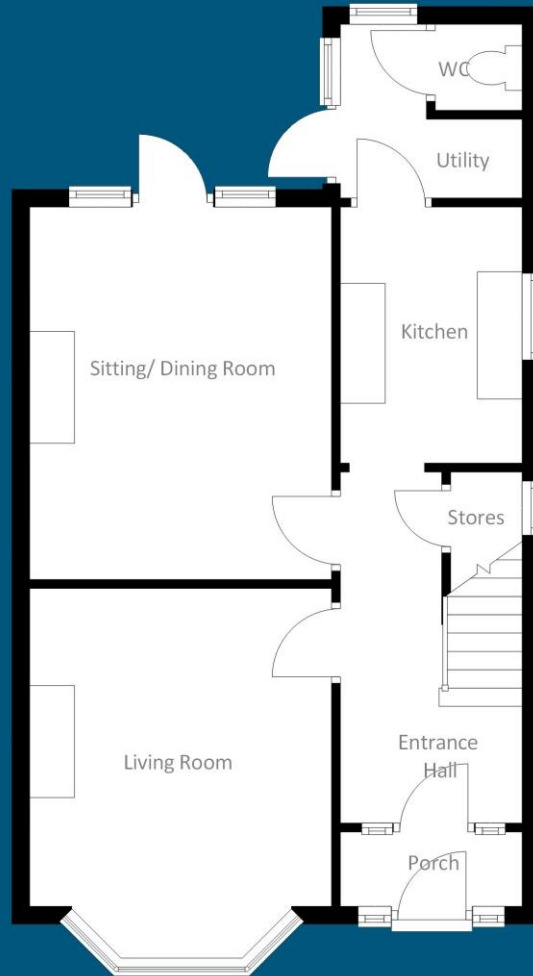




9 Birches Barn Avenue, Bradmore

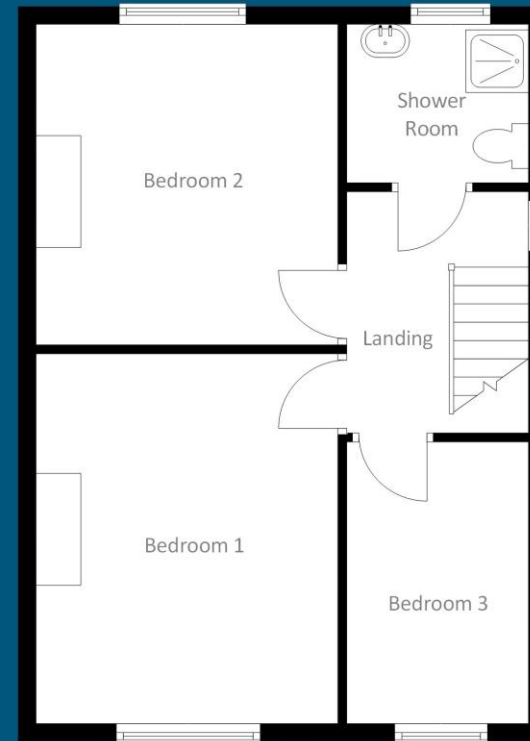
**Total Floor Area: 972.8 Sq. feet
(90.4 sq. metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale
position & size of doors, windows, appliances and other features are approximate



Ground Floor

Approx.: 511.5sq feet (47.5sq metres)



First Floor

Approx.: 461.3sq feet (42.9sq metres)

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.