



Birchover Road,  
Walsall, WS2 8TU

£210,000

£210,000



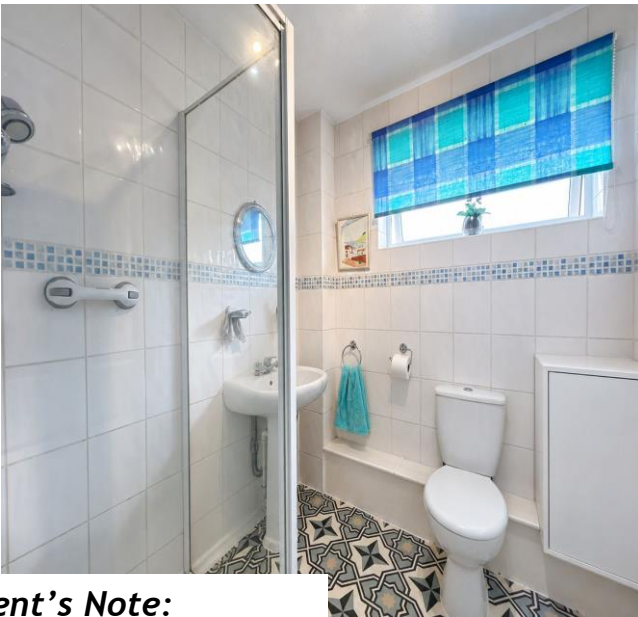
Situated on Birchover Road this three-bedroom semi-detached property offers spacious and versatile accommodation, while also providing excellent potential for modernisation and improvement throughout.

The ground floor comprises an entrance porch, welcoming lounge, separate dining room and kitchen, with a practical layout well suited to family living. The lounge is a generous reception space with a feature fireplace and pleasant natural light, while the dining room enjoys views and access towards the rear garden, creating an ideal space for family meals or entertaining. The kitchen offers a range of units, work surfaces and space for appliances, with views over the rear garden.

To the first floor, the property benefits from three bedrooms, with bedrooms one and two both offering good proportions and bedroom one also including fitted wardrobe/storage space. A shower room completes the first-floor accommodation, fitted with a shower enclosure, wash basin and WC.

Externally, the property benefits from a driveway approach and car port, while the rear garden is a particular feature, offering a patio seating area, lawn, planted borders and garden shed. Offering scope to update and improve to personal taste, this is a fantastic opportunity in a convenient Walsall location.





## Property Specification

POTENTIAL FOR MODERNISATION AND IMPROVEMENT  
DRIVEWAY  
CAR PORT  
DINING ROOM  
SPACIOUS LOUNGE

### Entrance Porch

Lounge 13' 8" x 14' 7" into recess (4.16m x 4.44m)

Dining Room 10' 6" into recess x 7' 8" (3.20m x 2.34m)

Kitchen 10' 4" x 6' 6" (3.15m x 1.98m)

Bedroom 1 13' 8" x 8' 5" max (4.16m x 2.56m)

Bedroom 2 9' 1" x 8' 2" (2.77m x 2.49m)

Bedroom 3 11' 0" inc stair box x 5' 9" (3.35m x 1.75m)

### Shower Room

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

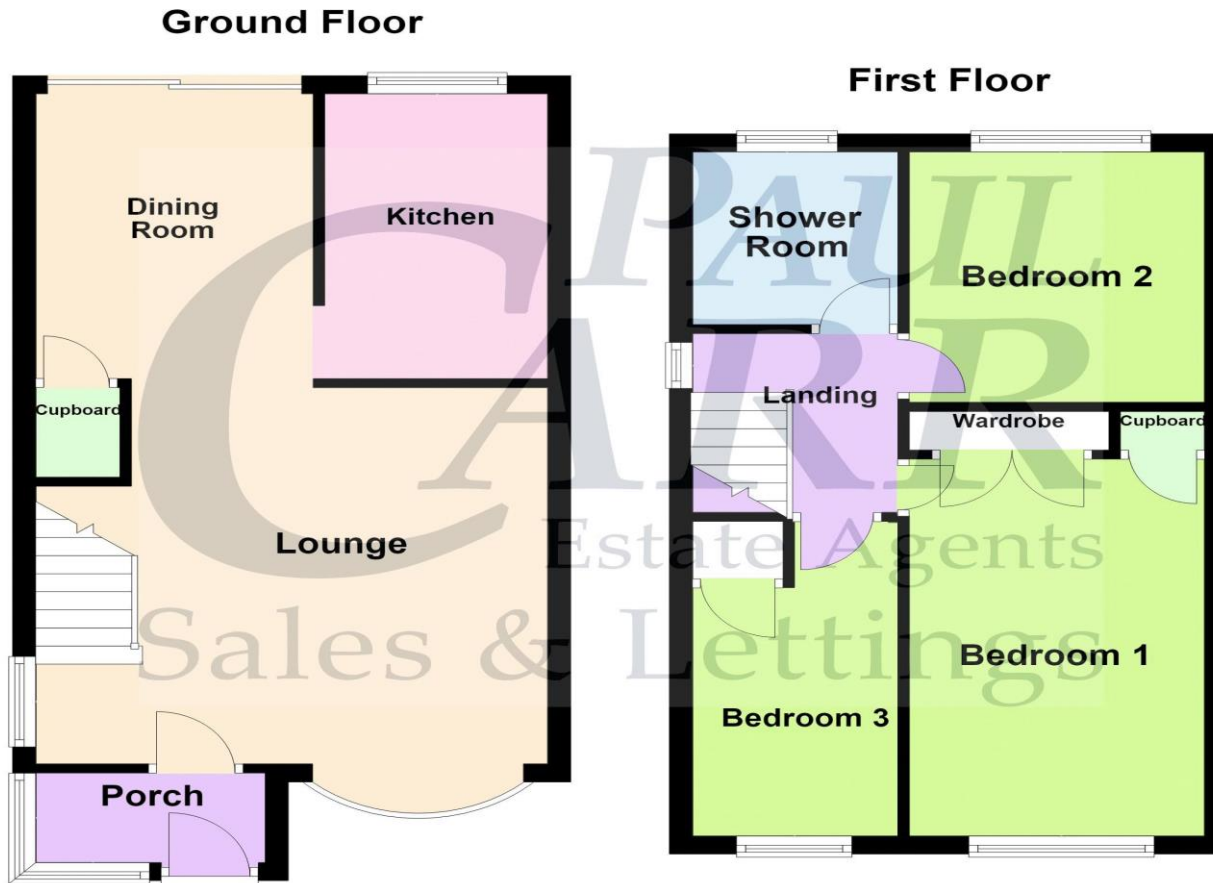
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

