



112 Birches Barn Road,  
Bradmore,  
Wolverhampton,  
WV3 7BG

nick tart

## Key Features

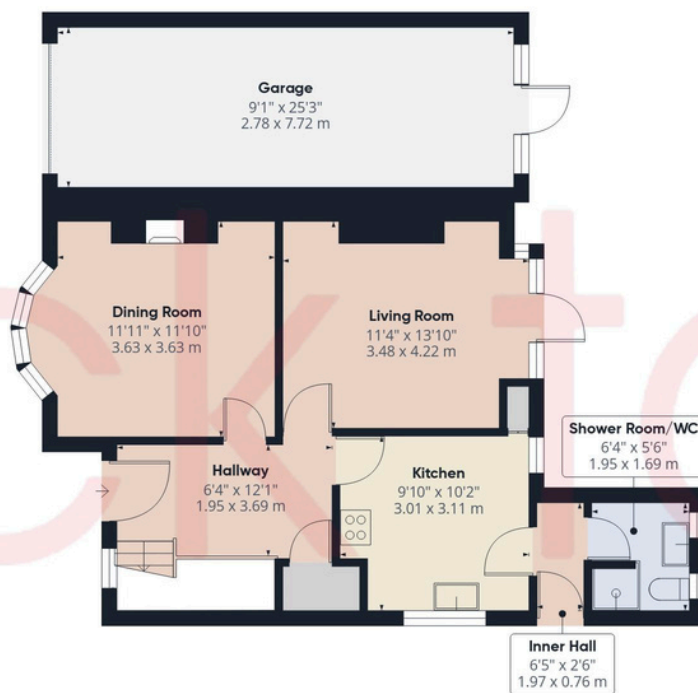
- Entrance porch
- Entrance hall
- Dining room
- Living room
- Kitchen
- Downstairs shower room
- Choice of four bedrooms
- Bathroom
- Driveway
- Rear garden
- Detached garage space

## Contact Us

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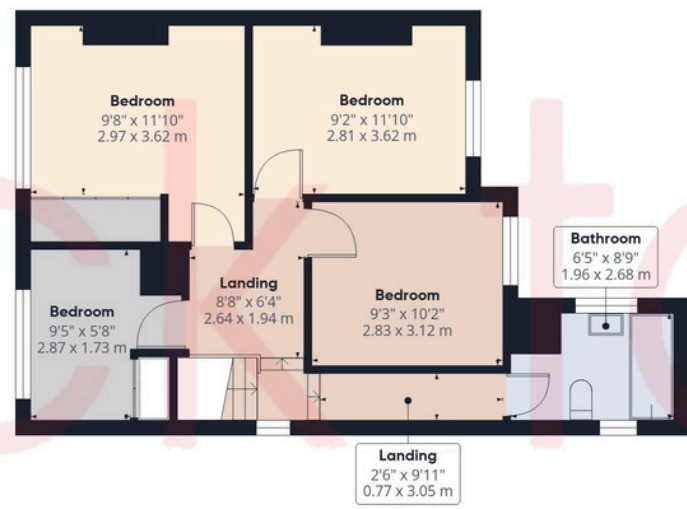




Ground Floor

Approximate total area<sup>(1)</sup>

1325 ft<sup>2</sup>  
122.9 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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## Ground Floor

**Entrance porch** leads to the...

**Entrance hall** Has a single glazed timber framed door, radiator, understairs storage cupboard, staircase rising to the first floor, internal UPVC double glazed window and doors to the...

**Dining room** Has UPVC double glazed bay window to the fore, radiator, feature fireplace with wood surround, tiled hearth and an inset gas fire.

**Living room** Has a stone effect fireplace with gas point, radiator and a UPVC double glazed patio door leads outside.

**Kitchen** Has a matching range of wall and base level units with work surfaces over, gas cooker point, plumbing for dishwasher and washing machine, sink unit with mixer tap, UPVC double glazed window to the rear, tiled flooring and an inner hall leads to the...

**Downstairs shower room** Has a shower cubicle with electric *Gainsborough400* unit, WC, wash hand basin, radiator, tiled flooring and x2 UPVC double glazed windows with obscured glass.



## Outside

To the front of the property is a **driveway** that allows off road parking that continues along the side of the property via secure timber gates.

To the rear of the property is a **garden** that has a generous paved patio area, steps leading down to a lawn with x2 timber garden stores. The **detached garage space** has the benefit of an electric roller door to the fore, UPVC double glazed door to the rear which is accessed via the garden and has the benefit of power and light points,

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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## First Floor

Split **landing** Has UPVC double glazed window to the side and doors to...

**Bathroom** Has a coloured suite comprising of panel bath, pedestal wash hand basin, WC, radiator, part tiled walls, UPVC double glazed windows with obscure glass to both sides respectively and a hatch a roof space.

**Bedroom** Has built in wardrobes, radiator, fitted wardrobes and UPVC double glazed window to the fore

**Bedroom** Has fitted wardrobes, radiator, UPVC double glazed window to the fore.

**Bedroom** Has fitted wardrobes, radiator, UPVC double glazed window to the rear.

**Bedroom** Has fitted wardrobes, radiator, UPVC double glazed window to the rear.



### EPC: D55

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – **Band D** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.



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