



33 Birches Barn Road, Bradmore, Wolverhampton, WV3 7BL



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A well located family home providing extended, four bedroom living accommodation in a highly desirable address and with the further benefit of a large garden to the rear

## LOCATION

Birches Barn Road is considered to be a popular address within a favoured area of Bradmore on the fringes of Wolverhampton City and stands within easy reach of the wide range of local shopping facilities available locally within Bradmore and Penn Fields and within manageable walking distance to the picturesque open spaces of Bantock Park.

Wolverhampton City Centre is easily accessible with regular transportation services servicing not only Wolverhampton but also Wombourne, Dudley and Stourbridge. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

33 Birches Barn Road is an attractive bay fronted traditional semi detached home of much charm and character which is well presented throughout with rooms of generous proportions.

The layout of the property is family friendly and flexible and the attraction of the home is further heightened by the superb rear garden.

## ACCOMMODATION

A panelled and leaded front door opens into the HALL with a leaded window to the front, beamed and rafted ceiling, laminated flooring, understairs storage cupboard and a CLOAKROOM with a WC, wash basin, part tiled walls and cloaks cupboard. There is a bay fronted DINING ROOM with a walk in glazed and leaded bay window to the front, corner, stone fireplace with fitted gas fire, picture rail and ceiling cornice. The LOUNGE is a well proportioned reception room with a living flame coal effect gas fire standing in a formal surround, double glazed patio doors and windows overlooking the rear garden and ceiling cornice. There is a BREAKFAST ROOM with a hole in the wall living flame gas fire and windows to each side elevation, laminated flooring, picture rail and an open doorway into the KITCHEN with a range of wall and base mounted cupboards, sink unit, space for a gas cooker, plumbing for a washing machine, a double glazed window to one elevation with a single glazed window to the other

elevation and a glazed and panelled rear door.

A staircase with turn balustrading rises from the hall to the galleried landing with access to the roof space. BEDROOM ONE is a good double room in size with a built in wardrobe, a double glazed window overlooking the rear garden and picture rail. BEDROOM TWO has a double glazed and leaded window overlooking the front, a built in wardrobe and picture rail. BEDROOM THREE is a good room in size with a light through aspect with double glazed windows to both the front and rear and a pedestal wash basin and BEDROOM FOUR is also a good double room in size with a double glazed window to the rear and a built in wardrobe with cupboards above. The BATHROOM has a well appointed white suite with a panelled bath with electric shower over, pedestal basin and WC, tiled walls, an airing cupboard with slatted shelving, a double glazed and leaded window to the front and a chrome towel rail radiator.

## OUTSIDE

The house stands behind a pleasant frontage with a DRIVEWAY laid in tarmac providing off street parking and a front lawn with stocked borders. There is a GARAGE with wooden doors, mezzanine storage shelves, a cold water supply, electric light and power, double wooden doors to the rear and a wall mounted Worcester Bosch gas fired central heating boiler.

Beyond the garage and to the side of the house is a paved terrace which continues into the REAR GARDEN providing a delightful patio area with extensive areas of lawn with beautifully maintained and planted beds and borders providing a delightful green backdrop. There is a brick built GARDEN STORE to the rear of the kitchen and a beautiful, old wisteria on the rear elevation.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND C - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

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**33 BIRCHES BARN ROAD  
BRADMORE**

HOUSE: 119.5sq.m. 1286sq.ft.  
 GARAGE & STORE: 15.2sq.m. 164sq.ft.  
**TOTAL: 134.7sq.m. 1450sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE





