



63 Birches Barn Avenue, Pennfields, Wolverhampton, WV3 7BT

BERRIMAN  
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## 63 Birches Barn Avenue, Pennfields, Wolverhampton, WV3 7BT

A well located two bedroom detached residence which would benefit from a scheme of refurbishment throughout.

### LOCATION

Birches Barn Avenue 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

63 Birches Barn Avenue is a two bedroom detached residence providing spacious accommodation throughout. There is good size reception room, dining room, kitchen, verandah and a garden room to the ground floor and to the first floor there are two double rooms and a bathroom. The property would benefit from refurbishment throughout.

### ACCOMMODATION

A double glazed door opens into the PORCH having double glazed windows and a further door to the ENTRANCE HALL. The LOUNGE is a good size with double glazed window to the front elevation and sliding door to the rear. The DINING ROOM has a double glazed window to the front. The KITCHEN has base units with fitted work top, sink and drainer, plumbing for a washer dryer, understairs cupboard and a composite door to the VERANDER with double glazed windows and door allowing access to the side. There is a GARDEN ROOM accessed from the rear, having a double glazed door and windows.

Stairs rise to the FIRST FLOOR LANDING. BEDROOM ONE is a double room with a double glazed window to the front and rear and fitted storage units. BEDROOM TWO is a double room with a double glazed window to the front and rear elevation. The BATHROOM has a panelled bath, vanity unit with cupboards below and wash hand basin, WC and a double glazed window to the rear elevation.

### OUTSIDE

The property stands behind a gravelled DRIVEWAY providing off street parking for multiple vehicles, a detached GARAGE with electric light and power, up and over door and there is side access to the rear.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers have limited coverage indoor and likely coverage outdoor.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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£235,000

EPC: E

**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.



## 63 Birches Barn Avenue Pennfields

HOUSE: 102.7sq.m. 1105sq.ft.  
GARAGE: 25.7sq.m. 277sq.ft.  
**TOTAL: 128.7sq.m. 1382sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





