



R  
&L

131 Birches Barn Road

| WV3 7BQ | Offers In The Region Of £300,000

ROYSTON  
& LUND



- DECEPTIVELY SPACIOUS
- MODERN FAMILY BATHROOM
- CELLAR
- THREE BEDROOMS
- EXCELLENT LOCATION
- TWO RECEPTION ROOMS
- STYLISH KITCHEN
- OFF STREET PARKING WITH DETACHED GARAGE TO THE REAR
- INTERNAL INSPECTIONS HIGHLY ADVISED!







Privately situated on Birches Barn Road in Wolverhampton, this charming three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

One of the standout features of this residence is its deceptively spacious layout, which offers ample room for family living. The well-proportioned bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the household's needs.

The large rear garden is a true gem, offering not only a delightful outdoor space for children to play and for family gatherings but also the potential for extension (STP), should you wish to expand the living area further.

Situated in a sought-after location, this property is an ideal choice for those looking to move smoothly into their next home. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Birches Barn Road is sure to impress with its blend of space, potential, and convenience. Don't miss the chance to make this lovely residence your own.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5224605](https://reports.sprift.com/property-report/?access_report_id=5224605)

Freehold

Estate Agents Act 1979: The Vendor is a relative of an employee at Royston & Lund.





EPC

Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|                                             |           | <b>71</b> |
|                                             | <b>49</b> |           |

England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales

EU Directive  
2002/91/EC



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**ROYSTON  
& LUND**