



Birch Road, Wednesfield
Wolverhampton, WV11 2EZ

Offers in the Region Of £210,000

Wednesfield

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This perfect first time buyer's home is located in the Ashmore Park area of Wednesfield within easy reach of amenities in Wednesfield, Bentley Bridge Retail Park and New Cross Hospital.

This deceptively spacious house comprises of an entrance hall leading to a generous through lounge/dining room with dual aspect windows. Off the fitted kitchen is a good-sized laundry room with space and plumbing for appliances.

The first floor offers two good sized double bedrooms and the modern refitted bathroom has a bath with shower over.

To the outside is a lovely, low maintenance rear garden ideal for families and a storage outbuilding. This ideal starter home is conveniently located in a sought after area of Wednesfield, early viewing is recommended to avoid missing out!





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: 7th May 2025

Property Specification

Beautifully Presented Semi-Detached House
Ideal First Purchase
Excellent Buy-to-Let Investment
Two Double Bedrooms
Refitted Bathroom

Living Room 6.14m (20'2") x 3.44m (11'3") max

Hall

Kitchen 2.83m (9'3") x 2.32m (7'7")

Cupboard

Laundry Room 2.82m (9'3") x 1.14m (3'9")

Bedroom 1 4.28m (14') max x 3.21m (10'6") plus
0.13m (0'5") x 0.13m (0'5")

Cupboard

Landing

Bedroom 2 3.18m (10'5") x 2.90m (9'6")

Cupboard

Bathroom

Viewer's Note:

Services connected:
Council tax band: B
Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

