



30 Birchwood Road, Penn, Wolverhampton, WV4 5UH

BERRIMAN  
EATON



# 30 Birchwood Road, Penn, Wolverhampton, WV4 5UH

A well presented, modern three bedroom mid terrace property with the benefit of no upward chain.

## LOCATION

Birchwood Road is situated a short drive from Wolverhampton City centre which provides shopping facilities and transport links to towns and cities further afield. There are bus routes directly to the city centre. Local shopping amenities are available on the main A449 Penn Road and there are two local convenience stores. There are schools in both sectors are nearby.

## DESCRIPTION

30 Birchwood Road is a well presented property which has recently been redecorated with modern kitchen and bath / shower rooms. There is a dining kitchen and a large lounge to the ground floor along with three double bedrooms, an en-suite shower room and a bathroom to the first floor. The property was built in 2010 and benefits from double glazing, gas central heating and a driveway. There is the added benefit of no upward chain.

## ACCOMMODATION

A double glazed front door opens into the HALL with a small understairs cupboard and a GUEST CLOAKROOM with WC, wash basin and a double glazed window. There is a large LOUNGE with ample space for both dining and seating with double glazed patio doors leading to the garden. The KITCHEN / DINER has a range of wall and base units with a roll top working surface and tiled splash back, a four ring gas hob with stainless steel splash back and filtration unit above, electric oven beneath, there is an integrated slimline dishwasher and washing machine, stainless steel sink and drainer, ample space for dining and a double glazed window to the front.

Stairs from the hall rise to the first floor landing with a storage cupboard housing the wall mounted boiler and access to the loft. The PRINCIPAL SUITE is a double room with an EN-SUITE SHOWER ROOM with a shower cubicle, wash basin, WC and tiled floor. there are TWO FURTHER DOUBLE BEDROOMS and a HOUSE BATHROOM with a panelled bath with shower over, wash basin, WC, tiled floor and a double glazed window.

## OUTSIDE

30 Birchwood Road sits behind a DRIVEWAY laid in brick setts affording off road parking for two vehicles with an area of lawn to the side and brick built boundaries.

The REAR GARDEN has a paved patio with a new, wooden step up to a paved path leading through two areas of lawn with fencing to the borders. There is a gate to a passageway to the rear for pedestrian access to Sandringham Road.

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 there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

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

The long term flood defences website shows very low risk for rivers and sea and high risk for surface water.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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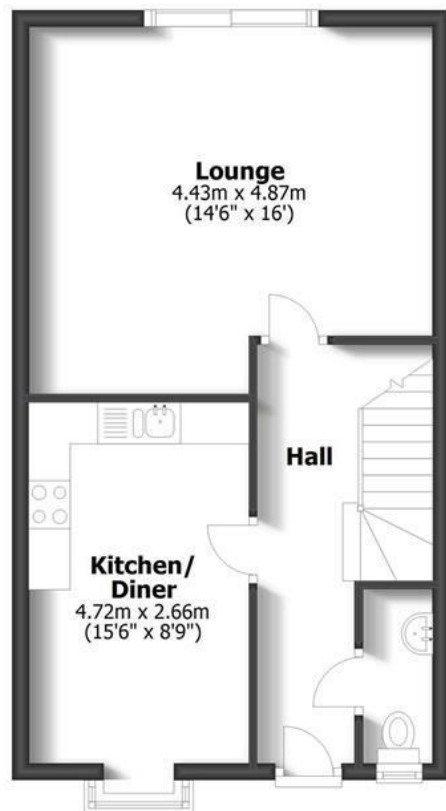
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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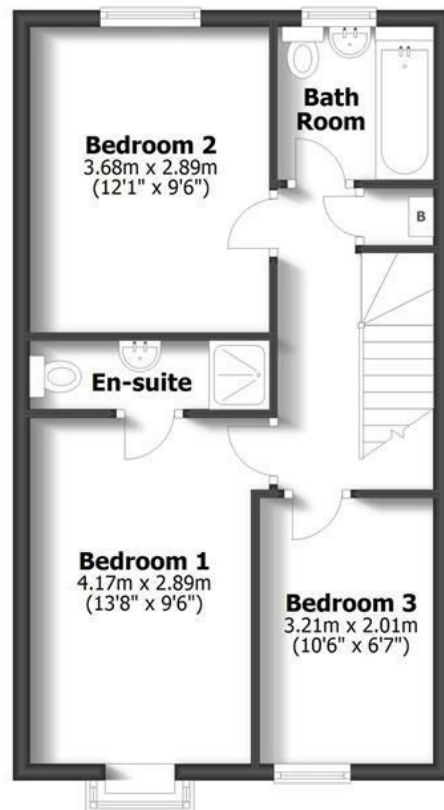
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

# 30 BIRCHWOOD ROAD PENN



**Ground Floor**



**First Floor**

**TOTAL: 87.2sq.m. 938sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





