



Bartlams.

1 Birch Coppice, Wombourne - WV5 8JY

Guide Price £270,000



1 Birch Coppice

Wombourne, Wolverhampton

Bartlams are proud to present a modern-style link-detached home with a canopy porch, occupying a pleasant corner position on the popular Pool House Farm development. This property offers ample off-road parking to the front and is ideally situated for easy access to excellent village amenities and schools.

The interior layout of this home includes: an entrance hall; through living room with dining area and sliding doors to the garden; a fitted kitchen with a range of wall and base units, gas hob, integrated oven, and washing machine, with access to the garage; three well-proportioned bedrooms upstairs, with the principal bedroom benefitting from extensive fitted storage; family bathroom with bath and shower attachment, WC, and wash hand basin. Externally, a private drive to the front provides generous parking space and entry to the home, with gated side access to the rear garden. The garden, accessible from the garage, living room, or the front of the property, includes a lean-to covered patio area, artificial lawn, and ample room for outbuildings, making it the perfect home for a young family.



B.



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Wombourne, Wolverhampton

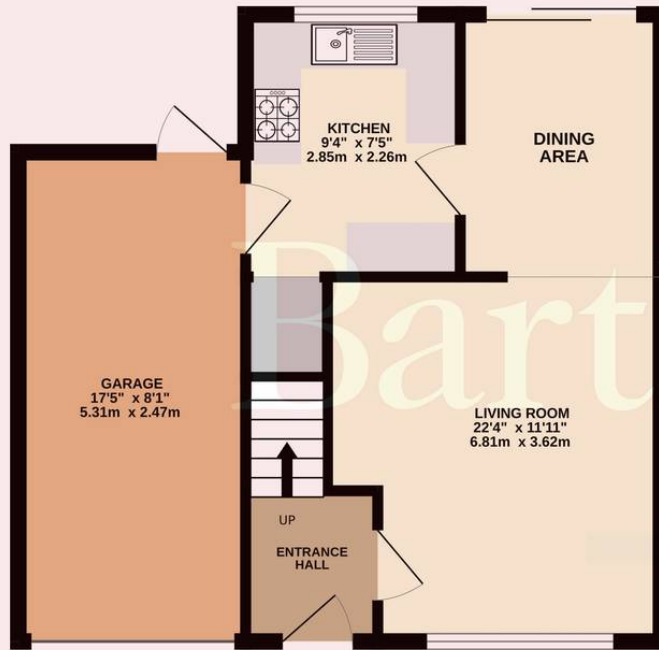
- FOR SALE BY MODERN METHOD OF AUCTION
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- NO UPWARD CHAIN
- OFF ROAD PARKING
- GARAGE
- IDEAL CORNER POSITION OFFERING TONS OF POTENTIAL
- POPULAR LOCATION WITHIN POOLHOUSE FARM ESTATE
- FREEHOLD. COUNCIL TAX BAND - C. EPC - D



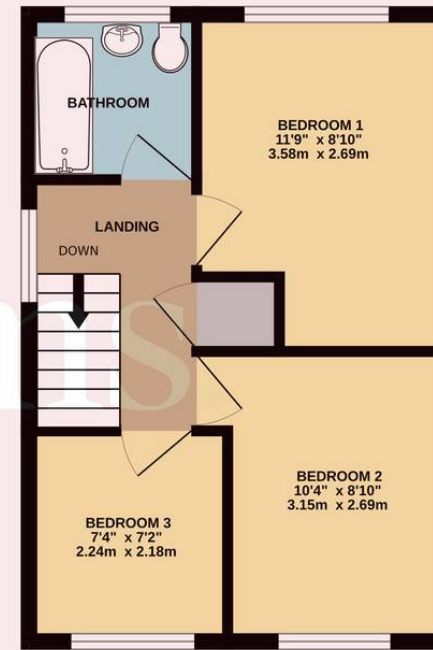
B.



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bartlams

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