



**Connells**

Brookfield Road  
Bilbrook Codsall Wolverhampton

Brookfield Road  
Bilbrook Codsall Wolverhampton WV8 1HX

for sale offers in excess of  
**£230,000**



### Property Description

Connells Wolverhampton are delighted to bring the market this CHAIN FREE deceptively spacious three bedroom family property in a popular residential location. The property must be viewed in to appreciate and understand the generous living accommodation on offer.

Internally there is an entrance hall, 18ft lounge, kitchen diner, conservatory, three bedrooms and family bathroom. Externally there is large rear garden (viewing is highly recommended).

### The Location & Area

Situated in the ever popular area of Bilbrook, Codsall which offers a fantastic selection of local schools, bus routes to Wolverhampton City centre, local shopping, eateries and rail links within Codsall and Bilbrook linking to Wolverhampton and Birmingham City centres.

### Entrance Hall

Double glazed door to front, door to lounge.

### Lounge

18' x 13' 4" ( 5.49m x 4.06m )

Double glazed window to rear, double glazed bay window to side, gas fire, door to entrance hall, door to kitchen.

### Kitchen

14' 4" x 11' 9" ( 4.37m x 3.58m )

Double glazed window to rear, a range of wall and base units, inset oven, hob and extractor, plumbing for washing machine, breakfast bar, central heating radiator, pantry cupboard, space for dining table and chairs, door to conservatory.

### Conservatory

5' 8" x 10' 8" ( 1.73m x 3.25m )

Double glazed windows, door to kitchen.



## First Floor Landing

Double glazed window to rear, doors to various rooms.

## Bedroom One

10' 6" x 11' 6" ( 3.20m x 3.51m )

Double glazed window to side, fitted wardrobe, central heating radiator, door to first floor landing.

## Bedroom Two

6' 9" x 8' 7" ( 2.06m x 2.62m )

Double glazed window to rear and side, fitted wardrobe, central heating radiator, door to first floor landing.

## Bedroom Three

11' 9" x 8' 7" ( 3.58m x 2.62m )

Double glazed window to front, fitted wardrobe, airing cupboard, central heating radiator, door to first floor landing

## Family Bathroom

Double glazed window to rear, vanity sink, panelled bath with electric shower, door to landing.

## Separate Wc

Double glazed window to rear, low flush toilet, door to first floor landing.

## Outside Front

Small courtyard style frontage with shared walkway.

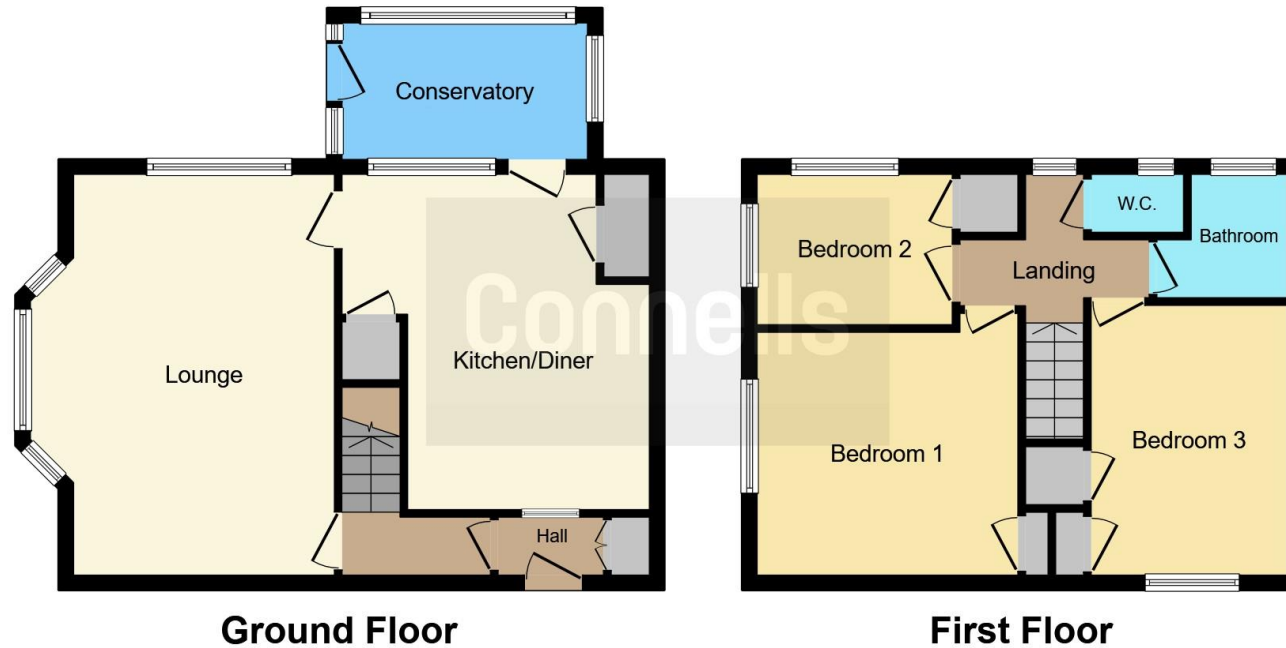
## Outside Rear

Large and spacious side and rear garden, lawned area, paved patio area, two timber sheds, detached timber workshop, greenhouse and rear right of way. VIEWING IS HIGHLY RECOMMENDED.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329680](http://connells.co.uk/Property/WVH329680)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH329680 - 0003