



Connells

Bilbrook Road
Bilbrook Codsall Wolverhampton

Bilbrook Road Bilbrook Codsall Wolverhampton WV8 1ER

for sale offers in excess of
£350,000



Property Description

The award winning Connells Wolverhampton branch are delighted to bring to the market this extended traditional three bedroom semi detached family home which is set on a generous plot with potential to extend further to the side and rear subject to the necessary planning permissions.

The accommodation offers an entrance porch, entrance hallway, lounge, dining room / sitting room, breakfast room and kitchen. Venturing upstairs you'll find three bedrooms and a family bathroom. Outside to the rear is a meticulously well maintained and enclosed rear garden, while the front boasts a generously sized driveway for several vehicles, a front garden and a detached garage for additional parking or storage space.

Viewings are highly recommended to appreciate the accommodation on offer, so call the Connells Wolverhampton branch today to book your viewing.

Situated most conveniently to Codsall, Bilbrook and Brewood villages which all host a variety of amenities and local shops including cafes, hairdressers and independent boutiques, the area is blessed with an abundance of bus routes and road links towards the City Centre and A41 respectively as well as being located in the catchment area of a number of desired schools.

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.

Approach

Set back from the roadside behind general driveway providing off road parking, well maintained front garden, access to the main accommodation and detached garage.

Entrance Porch

Door to entrance hall.

Entrance Hall

Door to porch, two wall lights, central heating radiator, stairs rising to first floor, storage cupboard with double glazed window to side, doors to lounge, dining room/sitting room, breakfast room.

Lounge

14' 5" into bay x 10' 4" (4.39m into bay x 3.15m)

Double glazed window to front, gas fireplace, ceiling light point, coved ceiling, picture rail, central heating radiator.

Dining Room/ Sitting Room

12' 5" x 10' 4" max (3.78m x 3.15m max)

Traditional gas fireplace, central heating radiator, double glazed window to rear, patio door to rear garden.

Breakfast Room

9' x 5' 7" (2.74m x 1.70m)

Wall mounted boiler, ceiling light point, doors to courtyard, hallway and kitchen.

Kitchen

11' 2" x 9' 4" (3.40m x 2.84m)

An array of wall and base units, composite sink and drainer with mixer tap, gas cooker point, plumbing for washing matching, ceiling light point, central heating radiator, windows to side and rear, door to rear garden.

First Floor Landing

Double glazed window to side, loft access, ceiling rose and light point, doors to various rooms.

Bedroom One

14' 9" max x 10' 4" max (4.50m max x 3.15m max)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom Two

12' 4" max x 10' 4" max (3.76m max x 3.15m max)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom Three

8' 9" x 5' 7" (2.67m x 1.70m)

Double glazed window to front, ceiling light point, central heating radiator.

Bathroom

Double glazed window to rear, panelled bath with shower over, high flush wc, wash hand basin, tiled walls, central heating radiator.

Outside Rear

Patio area, steps up to a lawn, mature trees, shrubbery, timber shed, timber fencing.

Detached Garage

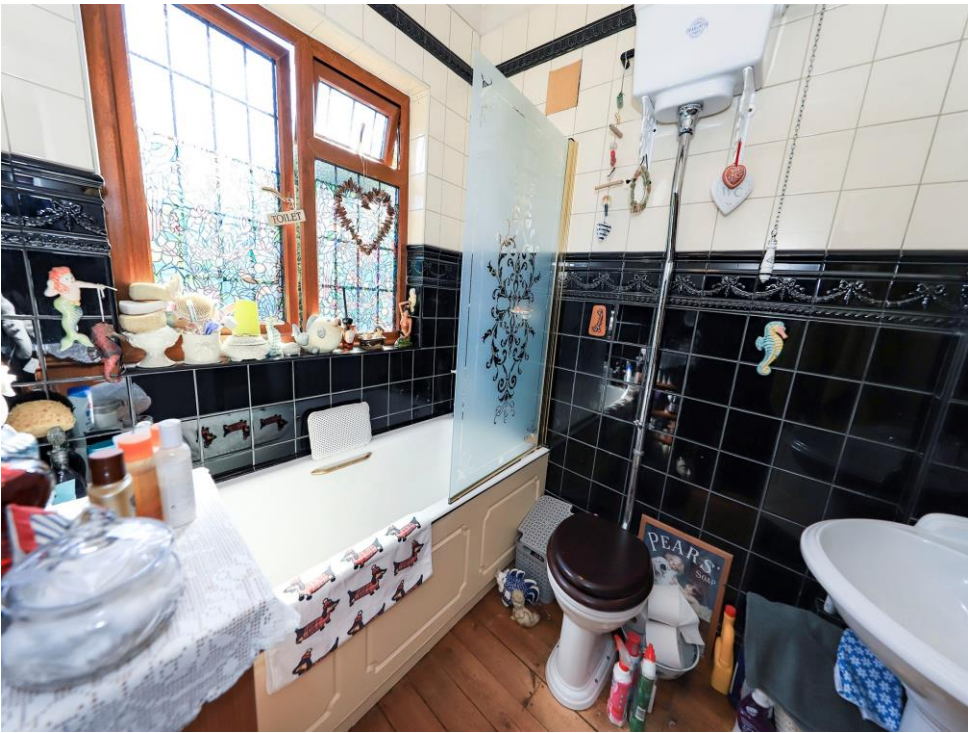
19' 3" x 9' 3" (5.87m x 2.82m)

Up and over door, lighting, window to side and rear, power supply, double barn style doors to front.

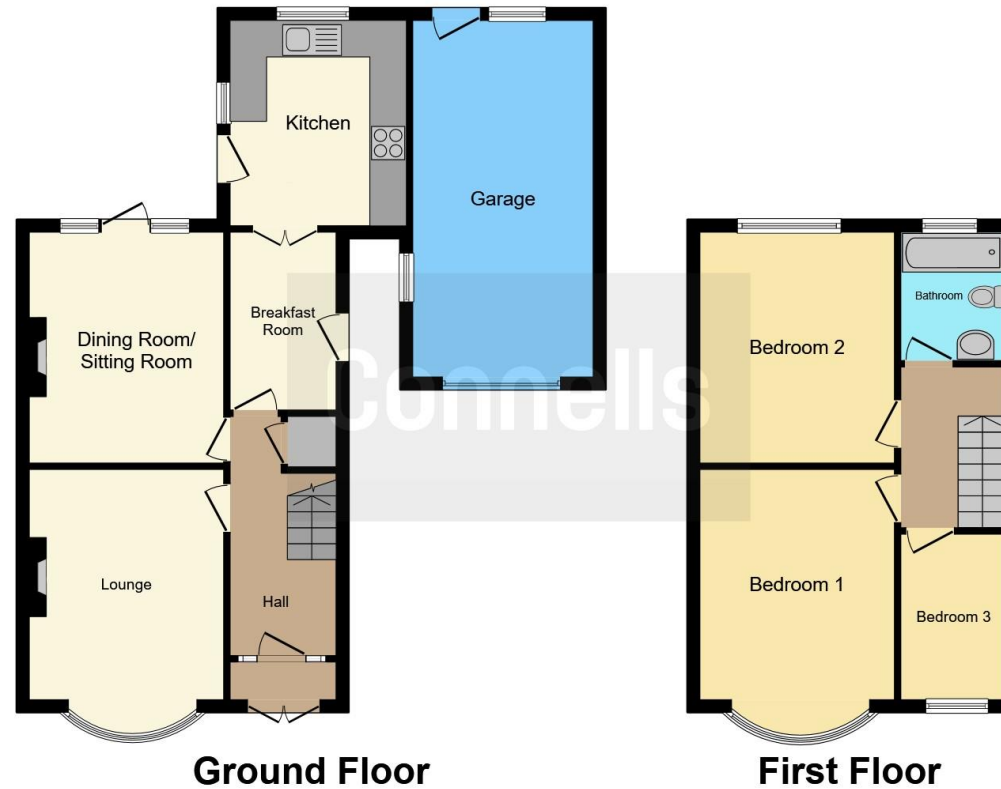
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332256



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