

17 & 17A Bilbrook Road Codsall WV8 1EU

A SEMI-DETACHED SHOP (FREEHOLD SALE), WITH A KITCHEN FACILITY, SEPARATE DOWNSTAIRS CLOAKROOM AND A SELF CONTAINED TWO BEDROOM APARTMENT ABOVE. A PRIVATE ENCLOSED REAR GARDEN AND SHARED DRIVEWAY PARKING. The owners who have been successfully trading as a gents and ladies hairdressers for over 37 years are now wishing to retire. The property enjoys a central location within the thriving village of Billbrook, offering a choice of shops, a primary school next door, further schooling nearby, cafes, and the popular Woodman Inn, also we are advised that the development of houses planned for Billbrook with over 1,000 due to be built in the near future. Codsall village nearby also enjoys a full range of shops, cafes, bars, supermarkets and highly regarded schools, with rail services also running from both sectors to Shropshire and the West Midlands. This property is also being sold with NO UPWARD CHAIN.

Overview

- **FREEHOLD SALE - A SEMI DETACHED SHOP** With a Self Contained **TWO BEDROOM APARTMENT ABOVE**
- Currently in Use as a Gents and Ladies Hairdressers With a Kitchen Facility and W.C.
- Large Gated Private Rear Garden and Shared Driveway Access
- Central Village Location
- Apartment Accommodation - Lounge, Kitchen, Bathroom and Two Good Sized Bedrooms
- Electric Storage Heating Throughout the Building (Gas Supply to the Building but currently not connected)
- **NO UPWARD CHAIN**

SHOP Having a large picture window and door to the frontal aspect with electric window shutters and an alarmed entry system. **LED** fluorescent lighting throughout the shop, storage heaters, laminate flooring, a high level window, window and part glazed door opening into the rear garden, and a door to: **KITCHEN** and **W.C.** Having ceramic tiled flooring to both rooms, and the **W.C** providing a wall mounted hand wash basin, extractor fan, ceiling light and **W.C.**

KITCHEN Having a rear aspect window overlooking the rear garden, counter top with storage heater beneath, wall and base units, stainless steel sink and drainer, space and plumbing for washing machine, space for fridge. **REAR GARDEN** Approached through wrought iron gated access from the tarmac driveway and a rear door from the salon. Very spacious and privately enclosed with both a wall and new fencing. The garden is laid to paving and gravel providing low maintenance.

TWO BEDROOM FIRST FLOOR SELF CONTAINED APARTMENT Access to The Apartment is located to the side of the building from the shared driveway, which also proceeds along to the gated rear garden. An independent **UPVC** part glazed door opens into the **ENTRANCE HALL** - With entrance matting, ceiling light and a carpeted staircase to the **LANDING** - With loft access hatch, ceiling light, storage heater. and a built in cupboard housing hot water cylinder. **LOUNGE** Overlooking the rear aspect and having an attractive brick built fireplace housing a coal effect electric fire, a wood effect floor, ceiling light. **KITCHEN** Overlooking the rear aspect and having a lino floor, ceiling light, wall and base cupboards, stainless steel sink and drainer, space for electric cooker, space and plumbing for washing machine and dryer. **BEDROOM ONE** Overlooking the frontal aspect and having carpet, storage heater, ceiling light. **BEDROOM TWO** Overlooking the frontal aspect and having carpet, storage heater, ceiling light point. **BATHROOM** Having an obscured double glazed window, tiled effect floor, ceiling light, and a suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and **W.C.**







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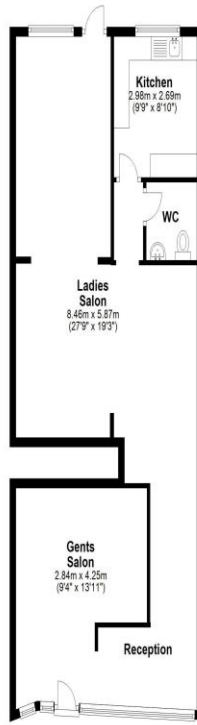
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710

Ground Floor

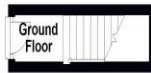
Approx. 79.2 sq. metres (852.2 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 sq. feet)

First Floor

Approx. 59.3 sq. metres (638.1 sq. feet)



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