



79 Bilbrook Road, Codsall, Wolverhampton, WV8 1EP

BERRIMAN
EATON

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A well-maintained extended three-bedroom semi-detached property offering generously proportioned accommodation, set in a convenient location, with off-street parking and a south facing rear garden. NO UPWARD CHAIN.

LOCATION

The property stands in a highly regarded area within easy reach of the wide ranging facilities available within Codsall Village centre. There is easy access to the more extensive amenities provided by Wolverhampton City Centre and communications are excellent with regular bus services being nearby, rail services running from Codsall and Bilbrook stations Station with direct connections to Shrewsbury, Birmingham and beyond and the M54 being within a few minutes' drive. The property also stands in close proximity to excellent child care/schooling and medical facilities.

DESCRIPTION

A well-presented property comprising sitting room/office, lounge and extended dining kitchen to the ground floor. The first floor offers three good-sized bedrooms, a family bathroom, and a separate WC. Additional benefits include off-street parking, a well-maintained south facing rear garden, double glazing throughout, and gas central heating.

ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL having dado rail, solid oak flooring, a door into the dining kitchen and a further door opening into the SITTING ROOM/OFFICE with a bay window to the front, revealed brick fireplace with tiled hearth. The LOUNGE has open access to the DINING KITCHEN which is well appointed comprising wall and base shaker style cupboards, fitted worktop with tiled splash back, a range of appliances including range cooker with extractor above, free standing washing machine and dishwasher, windows to two elevations, French doors to the rear, side door and door to the CELLAR having electric light and power and sump.

Stairs rise to the first floor LANDING with a side window and fitted ladder access to the partially boarded loft with lighting and power. BEDROOM ONE is a double room with a rear window. BEDROOM TWO is a double room with a window to the front and BEDROOM THREE is a good size single room with a window to the rear. The BATHROOM comprises a modern suite of panelled bath with rainfall shower, wash hand basin with cupboards beneath, tiled walls and wooden panelling, inset ceiling down lighters, window and a built in airing cupboard housing a wall mounted gas boiler. There is a separate WC with part tiled walls and a window.

OUTSIDE

To the front there is a DRIVEWAY providing off-street parking, a shaped lawn, and a low stone wall to

the boundary. Gated access leads to a gravelled area which runs down the side of the property providing additional parking and wraps around to the REAR GARDEN, which is well maintained with a shaped lawn with establish borders, two brick build garden stores and a useful garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows there is limited 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

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Offers Around
£355,000

EPC:

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.



Total Area: 106.6 m² ... 1148 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

