



23 Homefield Road, Bilbrook, Wolverhampton, WV8 1JN

BERRIMAN
EATON

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A well-presented semi-detached property offering generously proportioned extended accommodation, off-street parking, and a good-sized rear garden

LOCATION

Homefield Road stands close to the centre of Bilbrook which is a highly regarded village with a wide range of local facilities being available within easy reach. Communications are excellent with regular bus services and Bilbrook Station providing direct services to Shrewsbury and Birmingham.

DESCRIPTION

23 Homefield Road is a two bedroom semi-detached house which benefits from well-presented accommodation which is ideal for modern family needs. The house has been well cared for and stands in a lovely position with a surprisingly spacious rear garden.

The property is well presented with appointments of quality and double glazed windows throughout.

ACCOMMODATION

A composite front door opens into the HALL with a door opening into the LIVING ROOM having laminate flooring, integrated ceiling lighting, feature wall panelling and a double glazed bay window to the front. The DINING KITCHEN is well appointed comprising a range of wall and base mounted gloss cabinetry with fitted working surfaces, integrated oven and gas hob with extractor fan above, space for an American style fridge freezer, a stainless steel sink and drainer, integrated ceiling lighting, feature wall panelling, a double glazed window and French doors to the rear and a door into the UTILITY ROOM having plumbing for a washing machine and dishwasher, stainless steel sink and drainer, double glazed window and door to the rear and GUEST CLOAKROOM with WC, pedestal wash basin, part tiled walls and double glazed window.

Stairs from the hall rise to the first floor LANDING with double glazed window and loft access. BEDROOM ONE is a double room in size with fitted wardrobes, feature wall panelling and double glazed windows to the front. BEDROOM TWO is a good size room with a double glazed window to the rear. The BATHROOM comprises a panelled bath with rainfall shower over and separate hose, pedestal basin, WC, integrated ceiling lighting, tiled walls and flooring and a towel radiator.

OUTSIDE

The property stands behind a gravelled DRIVEWAY affording off street parking for several vehicles. There is a GARAGE providing ample storage space with electric light and power and door to the side elevation. The REAR GARDEN is a good size with a paved patio, shaped lawn and hedged boundaries.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – 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, Superfast and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

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 risk.

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Offers Around
£275,000

EPC: C

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: 98.0 m² ... 1055 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)

