



54 Bilbrook Road, Coolsall

An Extended Four Bedroom Two Bathroom Semi Detached House, Restyled To Provide A Modern & Charming Interior. Ideal For Buyers Required A First Class Home, Ready To Just Move Into & Having Pleasant Views Over Rear Woodland & Brook!

54 Bilbrook Road, Codsall, Wolverhampton, WV8 1ER

Asking Price: £450,000

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: E (54) No: 0458-4030-7265-3153-4910

Total Floor Area: 1635sq feet (151.9sq metres) Approx.

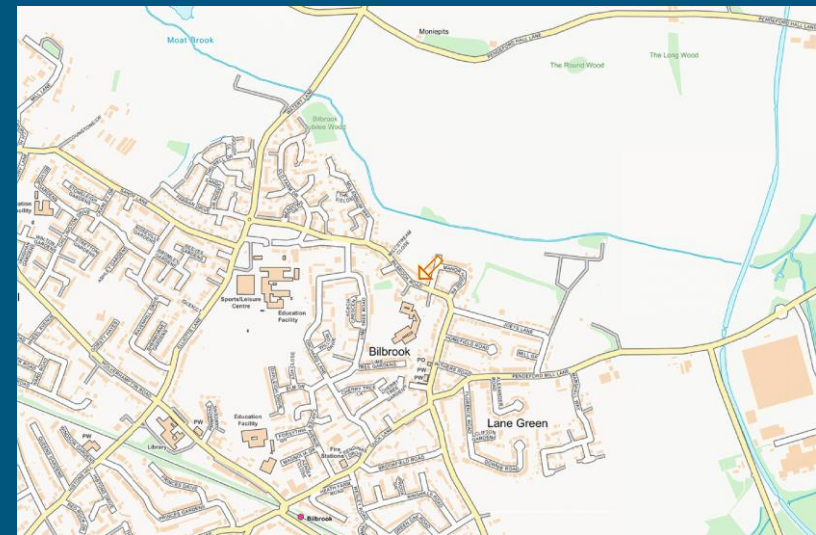
Services: We are informed by the Vendors that all main services are installed

Situated in a highly sought after residential area of Codsall, occupying a prominent position on Bilbrook Road, yet sat well back from the road and having the majority of amenities close at hand, this distinctive and most attractive semi-detached property has been extensively remodelled in recent years with no expense spared to provide a most attractive interior!

A first class example of its type, viewing of the extended accommodation is essential to comprehend the surprisingly spacious living space, measuring at approx. 1635sq. feet, is stylishly appointed throughout incorporating many striking features. These include quality carpets & flooring, trendy & simplistic décor throughout, a number of replaced internal doors, composite external doors & double glazed windows, , luxury refitted bathrooms and a stunning breakfast kitchen. Thoughtfully redesigned, the versatile interior offers outstanding living accommodation ideal as a family house and now includes entrance hall with stairs to first floor, 25ft long through living room with dining area, separate sitting/ dining room and smart fitted kitchen. Adjacent to the kitchen is the utility with guest WC and open archway to the well-appointed laundry, all whilst matching the kitchen units. On the first floor there are four bedrooms with the master having a new ensuite shower room and the family bathroom is fitted with a smart white suite. At the front of the house is large tarmac driveway providing off road parking for several cars and leads to the 18ft garage. The rear garden is a further feature having been thoughtfully landscaped to not only provide low maintenance (artificial lawn, large paved terraces) but to offer excellent useable outdoor space, perfect for hosting summer parties etc. The garden also benefits from picturesque views at rear over open fields, woodland and Moat Brook, creating a most scenic setting.

Located on the northern border of Codsall and convenient for the majority of amenities including walking distance of Codsall High School, Bilbrook Road is also within easy reach of Codsall railway station for direct services to Birmingham New Street Wolverhampton, Telford and Shrewsbury. There are also good road connections to Wolverhampton, Telford and Birmingham, while access to the M54 is less than five miles away for links to the M6 and M5.

Internal inspection is highly recommended to appreciate this most individual property being a superb example of its type and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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Entrance Hall: Composite front door with double glazed opaque side windows, radiator, laminate flooring and stairs to first floor.

Through Living Room: 24'6" (7.46m) x 12ft (3.65m)

Feature granite fireplace with matching hearth & gas coal fire, radiator, period style coved ceiling, double glazed bow window to front and matching French doors to rear garden.

Dining Room: 17'9" (5.41m) x 8'6" (2.59m)

Radiator, laminate flooring and double glazed bow window to front.

Kitchen: 17'1" (5.20m) x 8'7" (2.62m)

Refitted with an extensive suite of matching grey matt units comprising 1½ drainer ceramic sink unit with chrome mixer tap, a range of base cupboards & drawers with quartz worktops, coved suspended wall cupboards, recess & gas point for double width cooker with black extractor hood over, built in appliances include fridge & microwave, LED plinth lighting with skirting heating, radiator, recessed ceiling spotlights, ceramic tiled flooring and double glazed window to rear.

Utility: 9'11" (3.04m) x 8'11" (2.73m)

Fitted with matching units to coordinate with the kitchen suite including marble effect laminate worktops, built in base cupboards & suspended wall cupboards, black ceramic single drainer sink unit with stainless steel mixer tap, plumbing for dishwasher, recess for American style fridge freezer, radiator, recessed ceiling spotlights, ceramic tiled flooring and PVC double glazed opaque door to rear with matching side window. Open archway to:

Laundry: 9'11" (3.04m) x 7'7" (2.30m)

Fitted with matching units to coordinate with the kitchen suite including full width floor to ceiling built in cupboards, separate base cupboard with marble effect laminate worktops, plumbing & recess for both washing machine & tumble dryer, radiator, recessed ceiling spotlights, ceramic tiled flooring and double glazed windows to side & rear. **Guest Cloakroom:** Fitted with a white suite including low level WC, recessed ceiling spotlights, extractor fan and ceramic tiled flooring.

Front Room: 12' (3.66m) x 11'9" (3.65m)

Radiator and double glazed window to front.

First Floor Galleried Landing: Loft hatch and built in airing cupboard housing wall mounted gas fired Worcester Bosch central heating boiler.

Bedroom One: 12'1" (3.70m) x 9'9" (3.03m)

Radiator and double glazed window to rear. **Ensuite: 5'3" (1.64m) x 8'4" (2.58m)**
Refitted with a smart suite comprising walk in double shower with chrome overhead shower & hand held spray, low level WC, pedestal wash hand basin, tiled walls, radiator, recessed ceiling spotlights, ceramic tiled flooring and double glazed opaque windows to rear.

Bedroom Two: 15'4" (4.66m) x 8'6" (2.59m)

Radiator and double glazed window to front.

Bedroom Three: 12'1" (3.68m) x 12' (3.65m)

Radiator and double glazed windows to front & side.

Bedroom Four: 8' (2.43m) x 6'7" (2.00m)

Radiator and double glazed window to front.

Bathroom: 8'6" (2.64m max) x 8'4" (2.57m)

Fitted with a white suite comprising panelled bath with shower spray, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls and flooring, recess ceiling spotlights and double glazed opaque window to rear.

Garage: 17'9" (5.41m) x 8ft (2.44m)

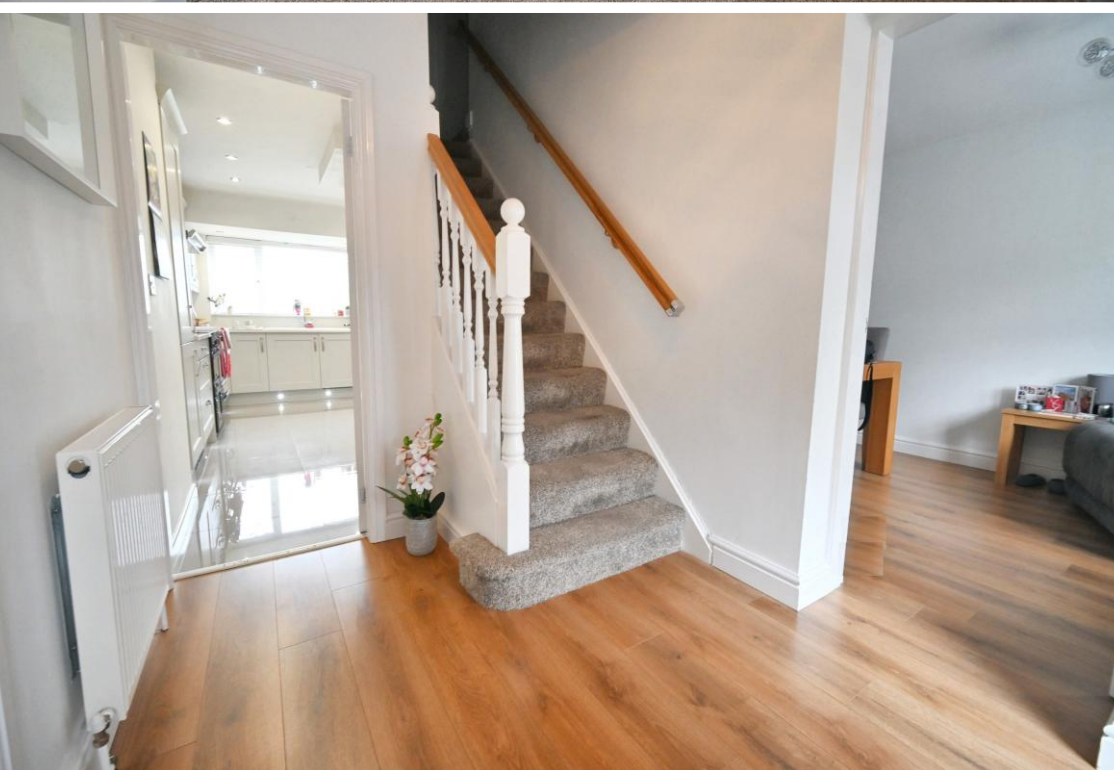
Up & Over garage door, power, lighting and double glazed window to side.

Rear Garden: At over approx. 130ft long, the good size rear garden has been thoughtfully landscaped to provide excellent useable outdoor space yet offering low maintenance and includes a full width paved terrace with large smooth grey slabs & wooden balustrade with matching railings, tiered flower beds with timber sleepers, steps down to lower terrace, shaped artificial centre lawn, timber garden shed, surrounding fencing, side enclosure with wooden gate to front driveway.

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.





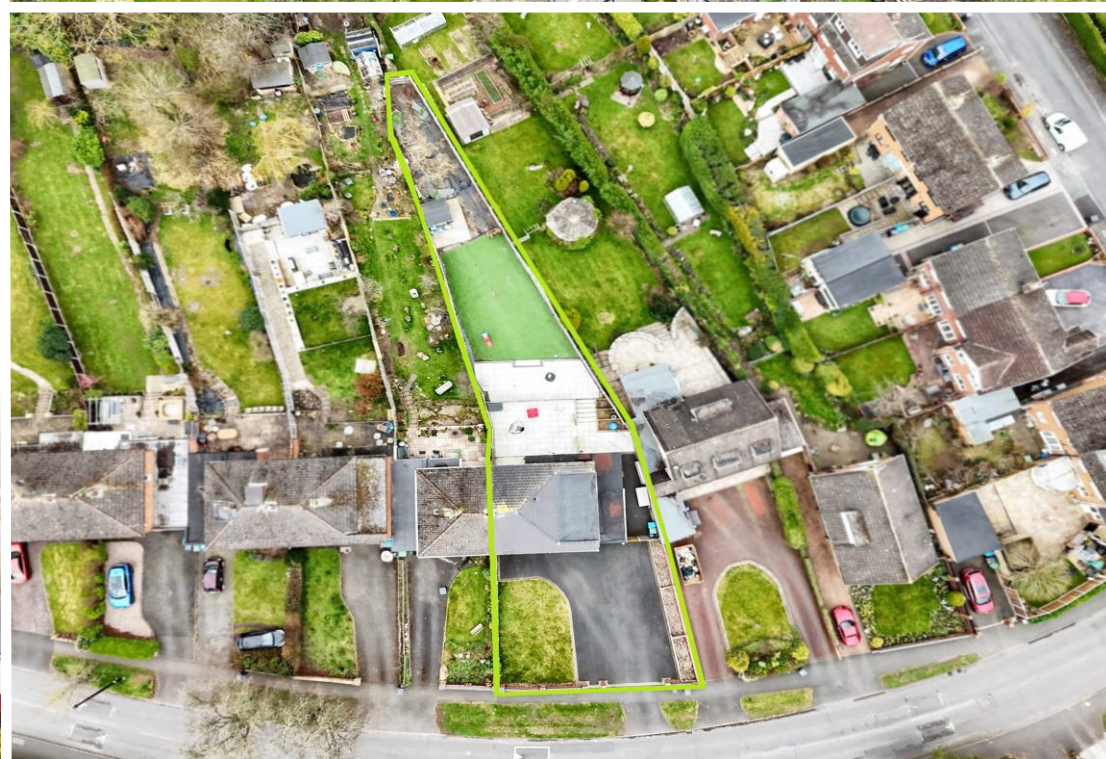








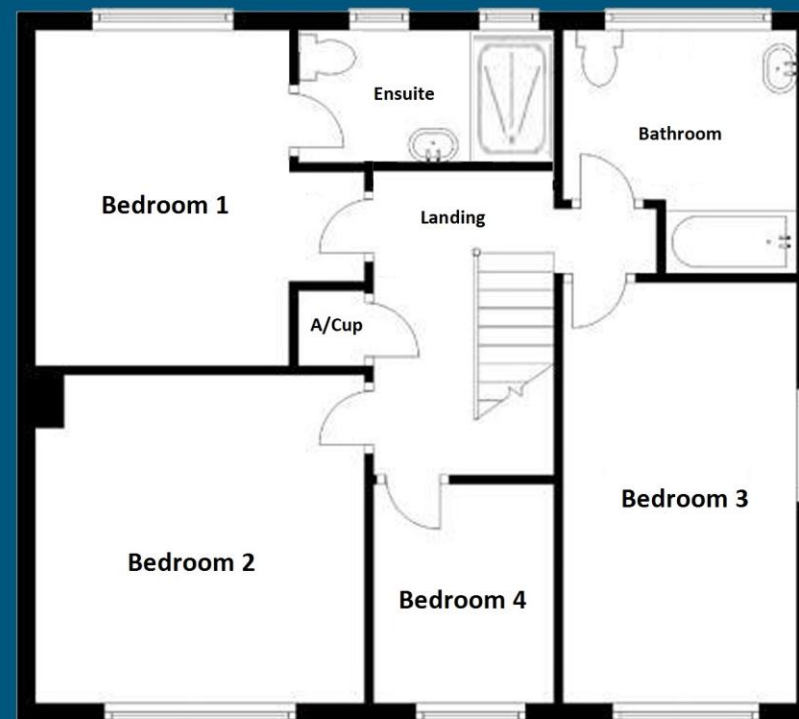




Total Floor Area: 1635sq feet (151.9sq metres) Approx.



Ground Floor
Approx.: 954.4sq feet
(88.7sq metres)



First Floor
Approx.: 680sq feet
(63.2sq metres)

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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