



83 Bilbrook Road, Codsall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Three Bedroom Semi Detached House. Located In A Favoured Position In Codsall & An Excellent Opportunity For Buyers Requiring A Home To Restyle To Own Requirements!

83 Bilbrook Road, Codsall, Wolverhampton, WV8 1EP

Asking Price: £250,000

Tenure: Freehold

Council Tax: Band C – South Staffordshire

EPC Rating: D (55) No: 0340-2086-7550-2005-0075

Total Floor Area: 1268.5sq feet (117.8sq metres) Approx.

No Upward Chain

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

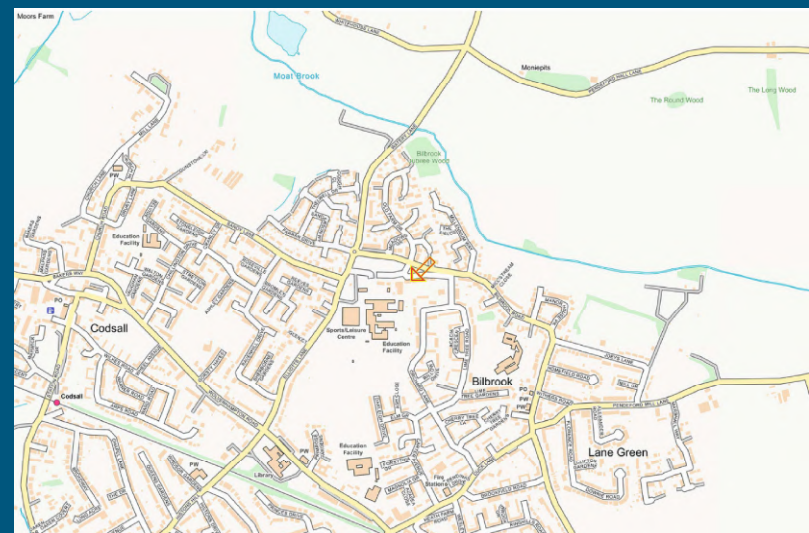
Broadband – Ofcom checker shows Standard & Superfast are available

Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in a popular residential area, set well back from the road & enjoying a front outlook over greenery & The Oval Park, this deceptive semi-detached house has been extended & well maintained over the years to create a fine example of its type with internal inspection a must to appreciate the tremendous potential this house has to offer.

Deceptive externally, the spacious accommodation at approx. 1268.5sq feet, is ideal for buyers requiring a home, to restyle to own requirements. Having the benefit of gas central heating & double glazing, the accommodation includes porch to entrance hall, rear living room and sliding doors lead to the sitting/ dining room. At the rear of the house is a 15ft kitchen which is fitted with a traditional suite and has a useful lobby to rear with WC. The space would be perfect to reconfigure/ extend to create an open plan dining kitchen with family area (Subject to Planning Permission). The kitchen also provides internal access to the garage and stairs lead down to the cellar. From the entrance hall, a C-Shaped staircase leads to the first floor, having three bedrooms bathroom with coloured suite and a separate WC. At the front of the house, there is a driveway providing off road parking, which could easily be converted to create a double width driveway and of course leads to the garage. As No 83 sits in a generous plot, the south facing rear garden is certainly a special feature of the house, measuring at almost 100ft long, creating a most pleasant setting.

Located on the northern border of Codsall and convenient for the majority of amenities including the vast facilities at both Codsall & Bilbrook centre, No 83 is also within walking distance of Codsall High School. Bilbrook Road is 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. Offered with no upward chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: Aluminium double glazed sliding doors and built in storage unit. **Entrance Hall:** Internal hardwood opaque glazed door, radiator and C-Shaped staircase to first floor.

Living Room: 13'11" (4.25m) x 11'8" (3.55m)

Marble style fireplace & hearth with gas coal fire, radiator, coved ceiling, double glazed aluminium patio doors to rear and archway with sliding internal door to: **Sitting / Dining Room: 12'4" (3.75m) x 10'9" (3.27m)** Tiled open fireplace, radiator, wall light points and double glazed window to front.

Breakfast Kitchen: 15'1" (4.59m) x 11'3" (3.44m)

Fitted with a traditional suite comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with suspended wall cupboards, recess & gas point for cooker, plumbing for washing machine, radiator, tiled flooring, double glazed windows to rear and internal access to both garage & cellar. **Rear Lobby:** Hardwood opaque door to rear and tiled flooring. **Guest Cloakroom:** Low level WC, tiled flooring and PVC double glazed side window.

First Floor Landing: Loft hatch and aluminium double glazed window to side.

Bathroom: 6'5" (1.95m) x 6'1" (1.86m)

Fitted with a traditional coloured suite comprising panelled bath, separate corner shower enclosure, pedestal wash hand basin, radiator, part tiled walls, built in airing cupboard and double glazed opaque window to front. **Separate WC:** Low level WC and aluminium double glazed opaque window to side.

Bedroom One: 11'4" (3.45m) x 10'6" (3.21m)

Fitted furniture with double wardrobes, overhead stores & dressing area, radiator and double glazed window to rear.

Bedroom Two: 10'8" (3.26m) x 9'1" (2.77m)

Radiator and double glazed window to front.

Bedroom Three: 9'7" (2.91m) x 8'4" (2.54m)

Radiator and double glazed window to rear.

Rear Garden: Enjoying a south facing aspect and measuring at almost approx. 100ft long, the mature & fully stocked rear garden creates a most pleasant and scenic setting with a full width paved patio, large lawn, a variety of shrubs & trees, greenhouse, timber garden shed and surrounding hedging.

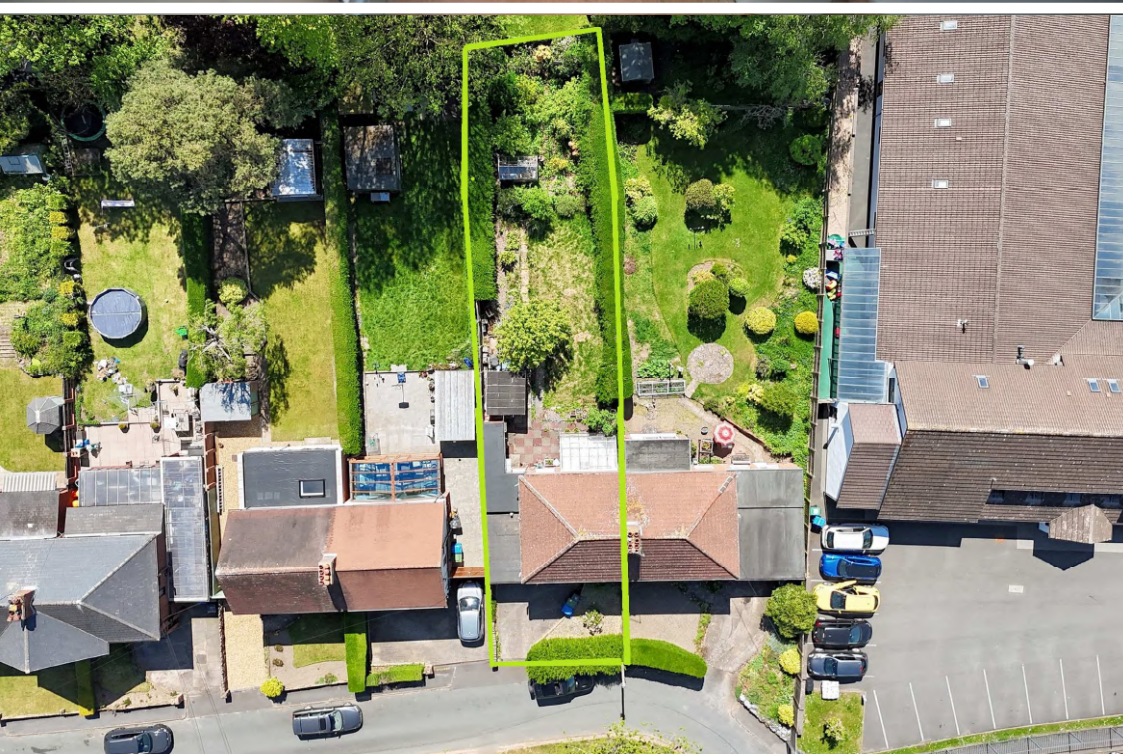


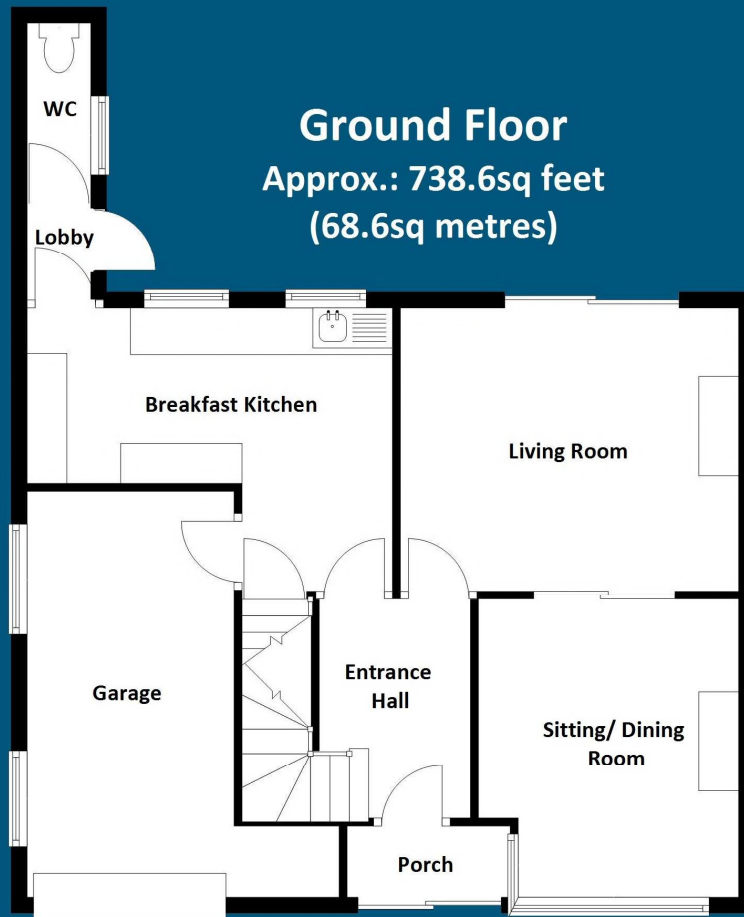


IMPORTANT NOTICE: Every care has been taken in the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

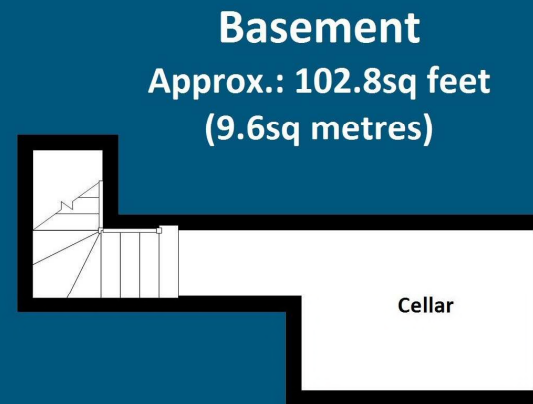




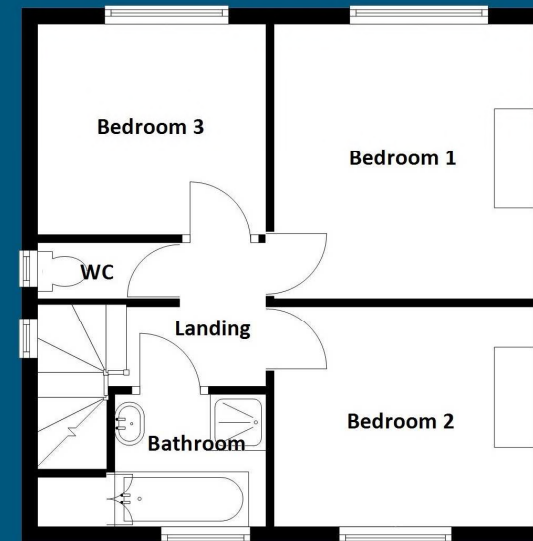




Ground Floor
Approx.: 738.6sq feet
(68.6sq metres)



Basement
Approx.: 102.8sq feet
(9.6sq metres)



First Floor
Approx.: 427.1sq feet
(39.7sq metres)

**Total Floor Area: 1268.5sq feet
(117.8sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only
– Not to scale position & size of doors, windows, appliances and other
features are approximate

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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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