



24, Ringhills Road
Bilbrook, Wolverhampton, WV8 1LN
Offers in the region of £250,000

AN ATTRACTIVE AND EXTREMELY WELL MAINTAINED THREE BEDROOM SEMI DETACHED FAMILY HOME

This immaculately presented property is tastefully decorated throughout and provides generous living space. The accommodation briefly comprises porch, entrance hall, living room with dining area, modern kitchen, utility, conservatory, guest w.c, three bedrooms, family bathroom and a good sized and well maintained rear garden.

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LOCATION

Located in a popular residential area, this property is conveniently situated with St. Nicolas C of E, the high school, the middle school, Birches Bridge shopping precinct and the Village centre all within walking distance.

The area is well served by local shops and amenities having excellent transport links with regular bus services to the surrounding areas, Bilbrook train station within walking distance, and easy access to the town centre, M54 and M6 motorways and the i54 Business Park.

FRONT



Having tarmac driveway affording off road parking for two vehicles and gated side access leading to the rear of the property.

PORCH

2'11" x 6'2" (0.90 x 1.89)

An enclosed porch having laminate flooring and door leading into the hallway.

HALL

7'10" x 9'10" (2.41 x 3.00)



Having laminate flooring, under stairs storage, built in storage cupboards, radiator and doors leading to the living room, w.c. and kitchen.

GUEST W.C.

4'5" x 2'7" (1.35 x 0.79)



Having obscure window to the side, laminate flooring, close coupled w.c. and wall hung wash basin.

LIVING ROOM

10'7" x 11'0" (3.23 x 3.36)



A fantastic space, filled with natural light, having bay window to the front, solid wood flooring and radiator.



DINING AREA

8'3" x 12'9" (2.53 x 3.90)



Having solid wood flooring, radiator, pendant lighting, door into the kitchen and sliding doors into the conservatory.



KITCHEN

11'5" x 8'3" (3.50 x 2.53)



A modern fitted kitchen, having tile flooring, radiator, laminate worktop, window to the side, plumbing for dishwasher, matching wall, base and drawer units, integrated wine rack, 1.5 stainless steel sink and integrated gas cooker with gas hob and extractor over. With door leading into the utility and dining area.



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UTILITY

5'7" x 7'7" (1.72 x 2.33)



Having tile flooring, dual aspect windows, stainless steel sink, laminate worktop, space and plumbing for washing machine and tumble dryer and French door opening onto the rear patio.

BEDROOM ONE

10'11" x 11'0" (3.35 x 3.36)



A bright and spacious room, having carpeted flooring, radiator and windows to the rear.

CONSERVATORY

9'0" x 8'7" (2.76 x 2.64)



Having brick side walls, perspex roof and door leading onto the rear patio.

LANDING

10'11" x 7'11" (3.33 x 2.43)

Having carpeted flooring, loft hatch providing access to the roof space above and doors leading to the bathroom and three bedrooms.



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BEDROOM TWO

8'0" x 12'4" (2.46 x 3.77)



A second double bedroom having carpeted flooring, radiator, airing cupboard housing the boiler and windows to the front.

FAMILY BATHROOM

6'11" x 5'5" (2.13 x 1.67)



An impressive family bathroom having window to the side, tile flooring, part tiled walls, close coupled w.c, vanity unit with hand washbasin on top and stand alone bath with handheld shower.

BEDROOM THREE

5'7" x 10'0" (1.72 x 3.07)



Having carpeted flooring, radiator and windows to the rear.



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REAR



A good size rear garden laid to lawn, with two patio areas, garden store and a water tap.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - B

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax

band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

We are informed by the vendor that all mains services are connected.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

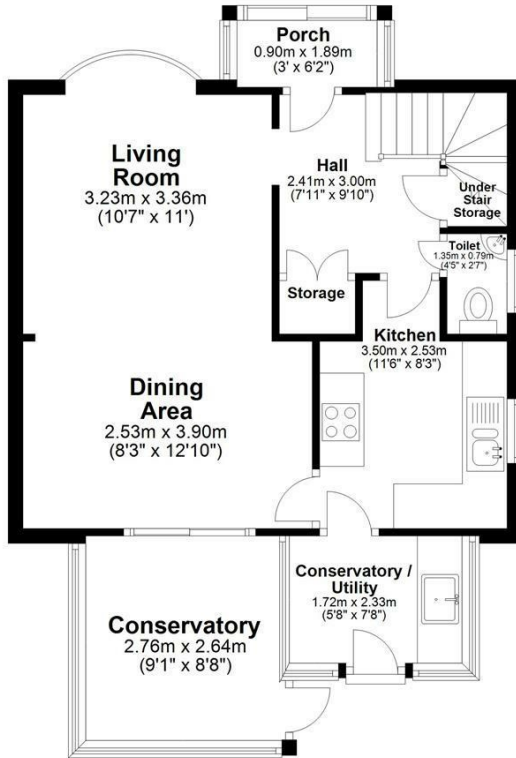
VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.



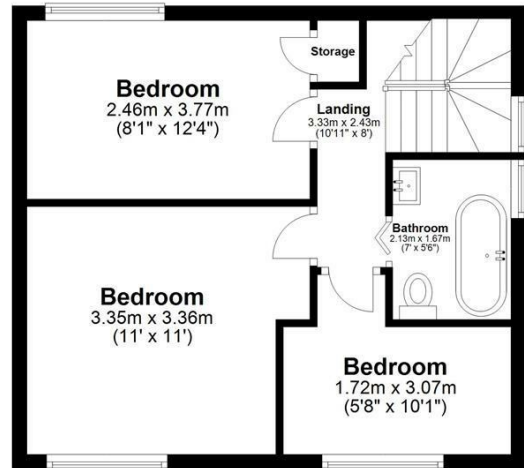
Ground Floor

Approx. 52.4 sq. metres (564.2 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 91.6 sq. metres (985.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	66	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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