



**19, Withers Road**  
**Bilbrook, Wolverhampton, Staffordshire WV8 1JF**  
**Offers in the region of £245,000**

A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOME OFFERING WELL PROPORTIONED LIVING ACCOMMODATION

The property enjoys a convenient location within short walking distance of excellent local schools and amenities in this highly favoured village.

The accommodation has been extremely well maintained and briefly comprises entrance hall, living room, kitchen/diner, two double bedrooms and a modern bathroom. Benefitting from gas-fired central heating, double glazing throughout and a generously sized rear garden. With ample room to extend, STPP.

# 19 Withers Road, Bilbrook, Wolverhampton, Staffordshire WV8 1JF

## 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



The property has an attractive and well maintained frontage with gated access to the rear of the property.

## ENTRANCE HALL

6'0" x 2'10" (1.83 x 0.88)

Having laminate flooring, door into the living room and stairs leading to the first floor.

## LIVING ROOM

10'10" x 12'0" (3.31 x 3.67)



A really pleasant room having bay window to the front filling the room with natural light, carpeted flooring, radiator and feature electric fire with living flame effect.



## KITCHEN/DINER

8'11" x 15'3" (2.74 x 4.65)



A well appointed kitchen having matching wall, base and drawer units, two wine racks, square edge laminate work surfaces, stainless steel sink with drainer and mixer tap and tile flooring. Benefitting from integrated appliances including a dishwasher and an electric oven with gas hob and extractor over. There is space and plumbing for additional freestanding appliances such as a washing machine and an American style fridge freezer.

With under stairs storage, ample space for a large dining table and chairs, window to the rear, door opening to the side of the property and French doors to the rear opening onto the decking area.

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### BEDROOM ONE

10'10" x 12'0" (3.31 x 3.67)



A light and airy bedroom of generous proportions having carpeted flooring, fitted wardrobes and door to additional storage cupboard with hanging rail, radiator, window to the front and the original feature fireplace.



### LANDING

9'7" x 6'1" (2.93 x 1.86)

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

### BATHROOM

5'8" x 5'10" (1.73 x 1.79)

Having tile flooring, part tile walls, chrome heated towel rail, concealed cistern w.c, vanity unit with hand washbasin set within, a P shaped bath with electric shower over and an obscure window to the rear.



## BEDROOM TWO

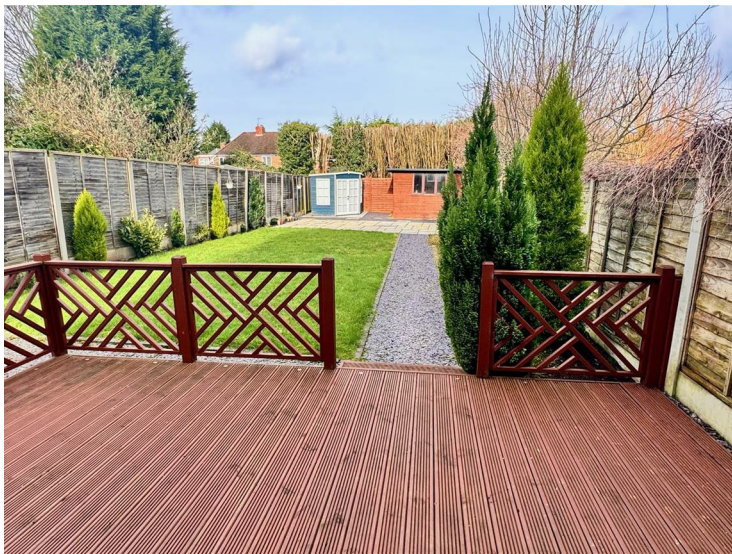
9'0" x 8'10" (2.76 x 2.70)



A second double bedroom having laminate flooring, radiator and window to the rear.

## REAR

A fantastic rear garden having an area of lawn, borders stocked with shrubs and evergreens, a large raised decking area, tap, power socket and a stone pathway leading to the two timber garden stores and patio area.



## VIEWING

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

## 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.

## 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.

## POSSESSION

Vacant possession will be given on completion.

## SERVICES

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

## FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

## 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.

## FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington

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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.

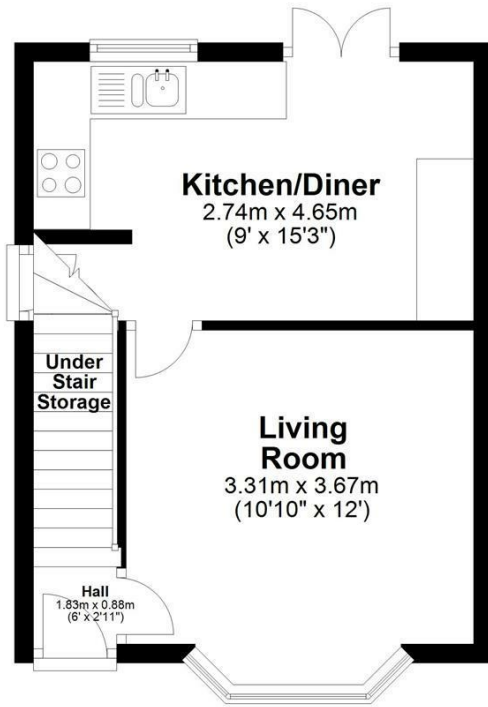
### COUNCIL TAX BAND - B

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.



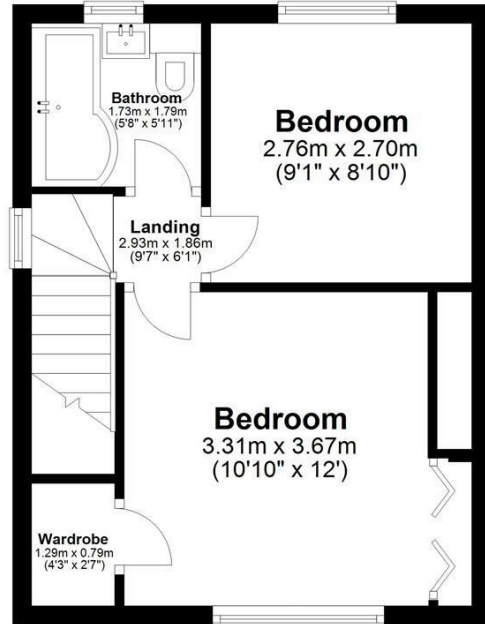
## Ground Floor

Approx. 28.9 sq. metres (310.8 sq. feet)




## First Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



Total area: approx. 57.2 sq. metres (615.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>60</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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