



**79, Bilbrook Road
Codsall, WV8 1EP**

Offers in the region of £375,000

AN IMPECCABLY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY - NO UPWARD CHAIN

This bright and contemporary family home has been recently extended and fully refurbished to an extremely high standard by its current owners offering fantastic open plan living.

In brief, the property comprises entrance hall, sitting room, a fabulous open plan lounge/kitchen/diner, stylish family bathroom with separate wc and three good size bedrooms. Benefitting from a a driveway affording off road parking for several vehicles, with additional parking available to the side of the property, double glazing throughout, a 90ft South facing rear garden and a cellar providing useful storage space.

With plenty of room to extend, subject to planning permission, this property has so much to offer. Viewing is highly recommended to appreciate this.

79 Bilbrook Road, Codsall, WV8 1EP

LOCATION

This property is located on a service road, off the main road, which is maintained by South Staffordshire Council and is conveniently situated between Codsall and Bilbrook village centres with both areas being well served by shops and amenities and within short walking distance of childcare and the First, Middle and High schools. Having excellent transport links with regular bus services to the surrounding areas and both Bilbrook and Codsall train stations also within walking distance with direct links to Birmingham New Street via Wolverhampton and Shrewsbury via Telford. The property is also conveniently situated close to the M6 and M54 motorways.

FRONT



The property offers plenty of kerb appeal, having a good size gravel driveway that provides ample off road parking and leads to the double gates that provide access to the rear of the property and additional parking. With an area of lawn and borders stocked with plants, flowers and shrubs, a stone path leading to the front door and a low level boundary wall to the front and side.

ENTRANCE HALL



Having solid oak flooring, dado rail, radiator and stairs to the first floor. With doors leading to the sitting room and the lounge/kitchen/diner.

SITTING ROOM



A comfortable family sitting room having an exposed brick open fireplace, radiator, carpeted flooring and window to the front.

OPEN PLAN LOUNGE/KITCHEN/DINER



A fabulous space, having a skylight and patio doors to the rear that fill this space with natural light. The lounge area has carpeted flooring and a radiator. The kitchen and dining area has tile flooring, three radiators, dual aspect windows to the side and rear, wall and base units, laminate worktops, Franke sink and a Range cooker with 5 hobs and extractor over. There is ample space and plumbing for white goods. With doors to the side of the property and the cellar.

LANDING



Having carpeted flooring, obscure window to the side and loft hatch providing access to the roof space above which is partially boarded, has ladders and power. With doors to the three bedrooms, bathroom and wc.

BEDROOM ONE



Having carpeted flooring, radiator and window to the rear.



CELLAR

Originally constructed as an air raid shelter this basement provides a useful additional storage space having power and lighting.



BEDROOM TWO



Having carpeted flooring, radiator, window to the front and recess areas with shelving and clothes rail.

BATHROOM



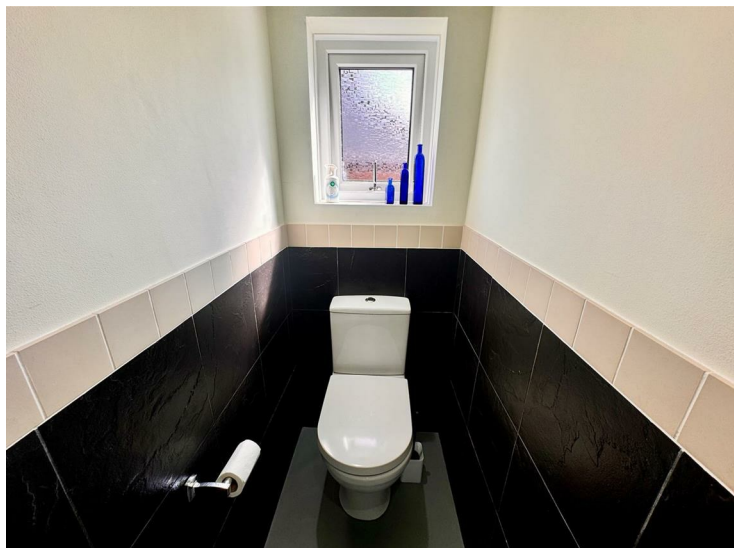
A contemporary family bathroom having a panel bath with dual showerheads over, vanity unit with inset wash hand basin, built in airing cupboard, chrome radiator, obscure window to the side and vinyl flooring.

BEDROOM THREE



A good size third bedroom having carpeted flooring, radiator and window to the rear.

SEPARATE WC



Having close coupled wc, vinyl flooring and an obscure window to the side.

REAR



To the rear is an impressive South facing garden, laid to lawn, that retains the sunlight well into the summer evenings. With a brick outbuilding, garden store, power sockets and borders with trees and shrubs.



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.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.

FLOOR PLANS

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

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.

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.

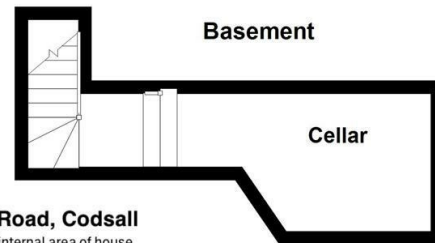
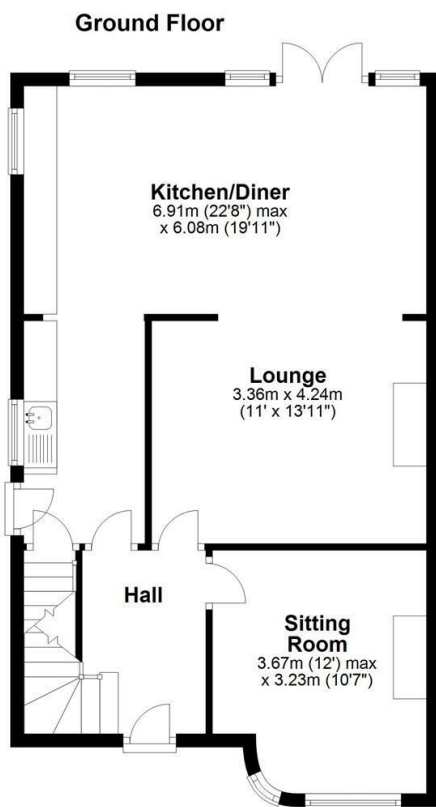
FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington 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 - C

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.





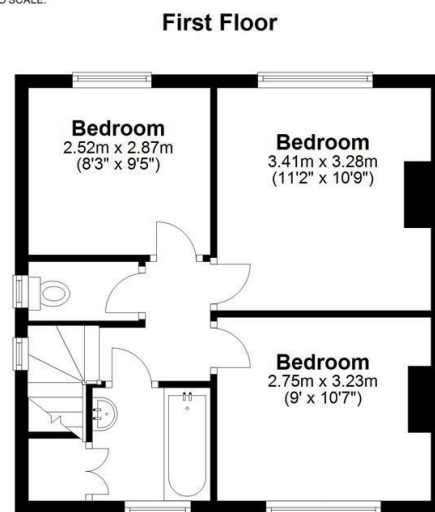
79 Bilbrook Road, Codsall

Approximate gross internal area of house

excluding cellar

100.1 sq.m. 1077.5 sq.ft.

MEASUREMENTS ARE APPROXIMATE.
NOT TO SCALE.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	