



**47, Wesley Road**  
**Bilbrook, Wolverhampton, Staffordshire WV8 1JY**  
**Offers in the region of £245,000**

AN ATTRACTIVE AND WELL PRESENTED TWO/THREE BEDROOM SEMI DETACHED FAMILY HOME, PLEASANTLY SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL AREA

This extended property is conveniently located within walking distance of a wide range of amenities including shops, excellent local schools, railway station and public transport services.

The accommodation is well presented throughout and briefly comprises living room, breakfast kitchen, sitting room that could be utilised as a third bedroom, utility / wet room to the ground floor, two double bedrooms and family bathroom. The property benefits from double glazing throughout, a new boiler installed in 2021, gas central heating, driveway for off road parking, a beautiful South facing 75ft rear garden with conservatories.



## 47 Wesley Road, Bilbrook, Wolverhampton, Staffordshire WV8 1JY

### FRONT



Having a block brick driveway affording off road parking for several vehicles leading to the two entrance doors.

### LIVING ROOM

14'9" x 12'3" (4.52 x 3.75)



A bright and spacious living room with laminate flooring, radiator and windows to the front. With staircase to the first floor and large opening into the breakfast kitchen.



### BREAKFAST KITCHEN

9'8" x 12'3" (2.97 x 3.75)



A contemporary fitted kitchen having laminate flooring, radiator, matching wall, base and drawer units, breakfast bar, laminate work tops and integrated appliances including two electric ovens and an electric hob. With windows to the rear, doors into the sitting room and conservatory one.





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### SITTING ROOM/BEDROOM

8'11" x 6'11" (2.72 x 2.13)



Having wooden flooring, radiator, windows to the rear and doors into the wet room and conservatory two.

rail, pedestal hand washbasin, close coupled wc and shower. With space and plumbing for washing machine and composite door leading onto the front drive.

### LANDING



Having carpeted flooring, storage cupboard and loft hatch providing access to the space above which is boarded and has a ladder. With doors to the two bedrooms and family bathroom.

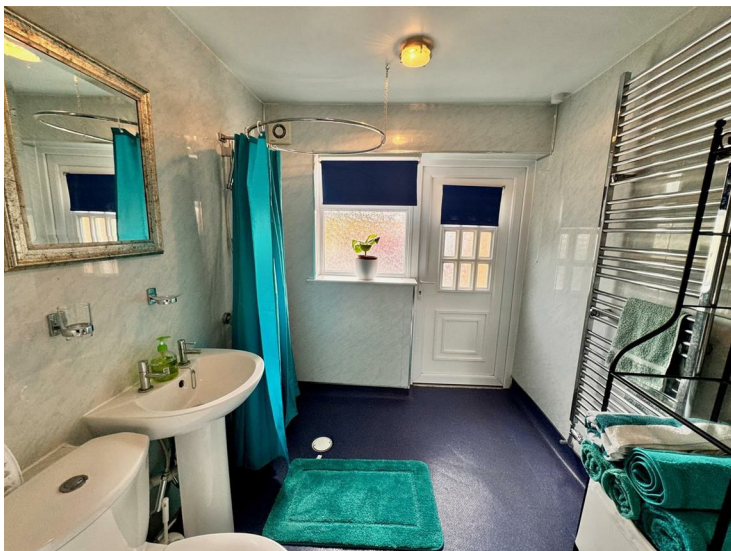
### BEDROOM ONE

9'1" x 12'3" (2.79 x 3.75)



Having two windows to the front, carpeted flooring, radiator and plain coving to the ceiling.

### UTILITY & WET ROOM



Having obscure window to the front, chrome heated towel





### FAMILY BATHROOM



Having lino flooring, chrome heated towel rail, obscure window to the side, panel bath with shower over, pedestal hand washbasin and close coupled wc.



### CONSERVATORY ONE

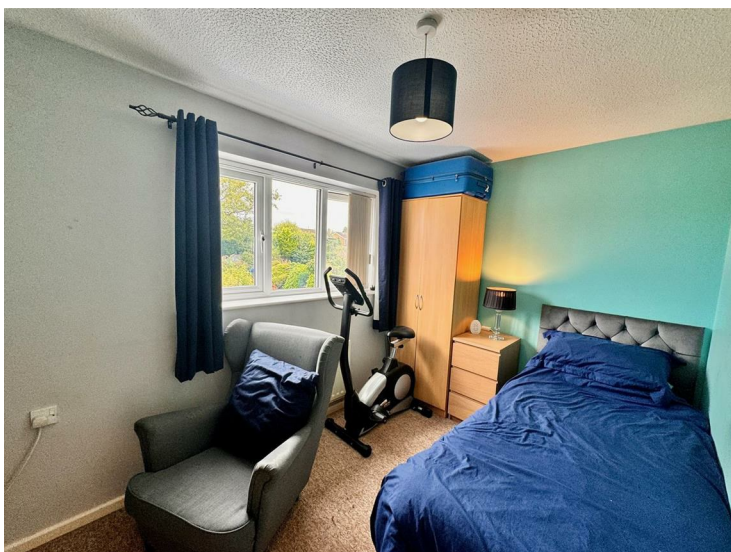
8'3" x 11'1" (2.52 x 3.38)



### BEDROOM TWO

7'5" x 12'3" (2.27 x 3.75)

Having windows to the rear, radiator and carpeted flooring.



Having tile flooring, ceiling fan with light, windows to the front and side, patio doors opening onto the rear garden and door leading into conservatory two.



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REAR



### CONSERVATORY TWO

8'3" x 7'2" (2.52 x 2.20)



Having windows to the rear and side, tile flooring, door into the utility / wetroom and sliding door opening onto the rear patio.

An impressive 75ft South facing rear garden, laid to lawn, extremely well maintained, with borders stocked with shrubs, plants and evergreens, two patio areas, two garden stores, electric socket and water supply.





## **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**

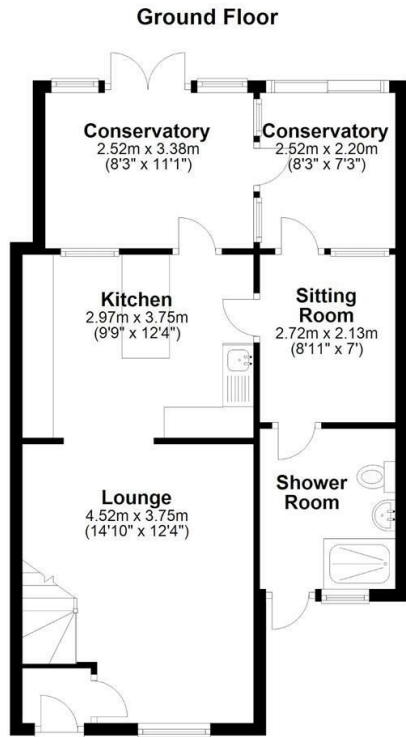
We are informed by the vendor that all mains services are connected.

## **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**

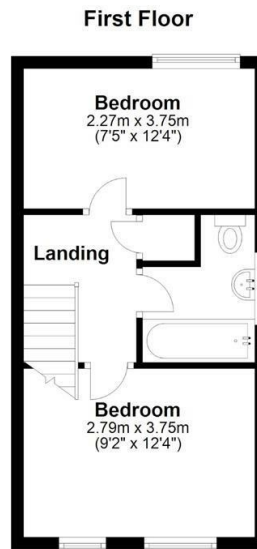
By arrangement through Worthington Estates Codsall office (01902) 847 358.




**47 Wesley Road  
Codsall**

Approximate gross internal area of  
(excluding storage space)  
84.3 sq.m. 907.4 sq.ft.

MEASUREMENTS ARE APPROXIMATE.  
NOT TO SCALE.



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>	<b>72</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 