



38 Florence Road
Bilbrook, Wolverhampton WV8 1JD
Offers in the region of £295,000

38 Florence Road is a well maintained 3 bedroom detached family home which enjoys a quiet location within short walking distance of excellent local schools and amenities and is offered to market with no upward chain.

The accommodation, in brief, comprises entrance hall, a comfortable living room, separate dining room, kitchen and shower room. The property benefits from a good size garden to the rear, driveway affording off road parking for several vehicles, carport, detached garage and has double glazing and gas central heating throughout.

With room to extend subject to planning permission.

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LOCATION

Located in a popular residential area in a quiet cul de sac location off Pendeford Mill Lane, this property is conveniently situated for all local amenities in Codsall village and Birches Bridge and is within walking distance of Bilbrook train station and the highly regarded local schools.

The M54 motorway is also within close proximity, ideal for commuting.

FRONT



An attractive frontage having a tarmac driveway affording off road parking for several vehicles, leading to the front and side doors, the carport and to the detached garage. With a gate providing access to the rear of the property

ENTRANCE HALL

Having carpeted flooring, radiator, staircase to the first floor and door leading into the living room.

LIVING ROOM

13'3" x 12'6" (4.05 x 3.83)



A bright and spacious living room having bow window to the

front, dado rail, coving to the ceiling, radiator, carpeted flooring and gas fireplace with marble surround. With door into the dining room.



DINING ROOM

12'6" x 8'2" (3.83 x 2.50)



Having carpeted flooring, dado rail, coving to the ceiling and bay window to the rear. With door into the kitchen.

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KITCHEN

10'11" x 7'3" (3.33 x 2.23)



Having tile flooring, under stairs storage, base and wall units, laminate worktops, window to the rear and gas cooker with extractor over. With space and plumbing for white goods and door leading onto the side of the property.



LANDING

Having carpeted flooring, radiator, obscure window to the side and loft hatch providing access to the space above, which is partially boarded and has a ladder.

With doors to the airing cupboard, shower room and the three bedrooms.

BEDROOM ONE

12'4" x 9'3" (3.77 x 2.84)



Having carpeted flooring, radiator, windows to the front and fitted wardrobes with overbed storage.

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BEDROOM TWO

9'7" x 9'3" (2.93 x 2.84)



BEDROOM THREE

9'5" x 6'2" (2.88 x 1.89)



A second double bedroom having carpeted flooring, radiator, window to the rear and wall to wall fitted wardrobes with sliding doors.

Having carpeted flooring, radiator and window to the front.



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FAMILY SHOWER ROOM



Having tile flooring, fully tiled walls, pedestal hand wash basin, wc, corner shower enclosure and obscure window to the rear.

GARAGE

16'9" x 11'3" (5.13 x 3.43)

Having shelving, work bench and power sockets. With door to the side leading onto the rear garden.

REAR



A generous rear garden, fully slabbed, with stocked borders, pond, water source and a greenhouse.



VIEWING

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

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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.

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.

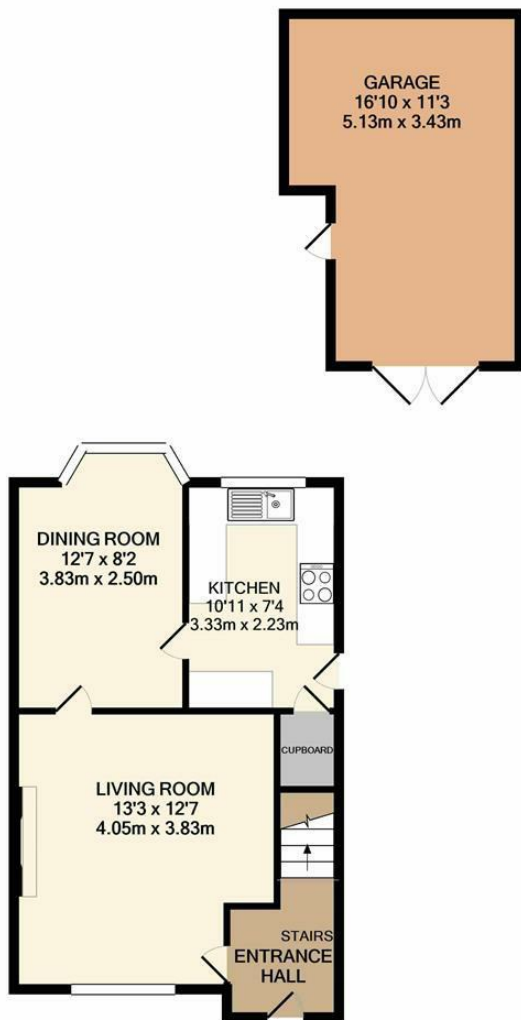
FREE MARKET APPRAISAL

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.

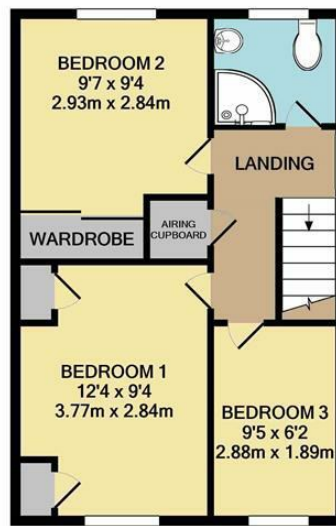
COUNCIL TAX BAND - D

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. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 937 SQ.FT. (87.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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	

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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	