



**5 Crompton Court
Bilbrook, WV8 1GE**

Offers in the region of £199,999

An immaculately presented one/two bedroom semi detached dorma bungalow on an exclusive warden assisted retirement housing complex for the over 55's, offered to market with no upward chain.

The property is situated in a popular development with a comprehensive range of shops and amenities within easy reach.

This spacious accommodation has been extremely well maintained and briefly comprises entrance hall, a bright and spacious living room, dining room that could be utilised as a second bedroom, fitted kitchen, bathroom and a stunning principal bedroom with en suite shower room. New carpets were fitted throughout and a new kitchen in 2020, and a new boiler installed in 2021.

The property benefits from central heating and double glazing throughout, well maintained landscaped communal grounds and an allocated parking space to the front. There is a communal lounge and laundry on site and a 24 hour warden-call.

5 Crompton Court, Bilbrook, WV8 1GE

LOCATION

Located in a popular residential area in a quiet cul-de-sac, this property is conveniently situated with Birches Bridge shopping precinct and Codsall 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 and Bilbrook and Codsall train stations also within walking distance.

FRONT



An attractive frontage having an allocated parking space, an area of lawn and a path leading to the front door.

ENTRANCE HALL

Having carpeted flooring, radiator, under stairs storage with power socket and doors to the living room, dining room, bathroom and kitchen. With balustrade staircase leading to the principal bedroom along with a stairlift.

LIVING ROOM

14'4" x 10'4" (4.37 x 3.15)



A spacious and light filled room having carpeted flooring, plain coving to the ceiling, electric fireplace with marble surround, radiator and window to the front.



DINING ROOM / SECOND BEDROOM

12'7" x 10'4" (3.84 x 3.17)



Having carpeted flooring, radiator, plain coving to the ceiling and patio door opening onto the rear garden.

5 Crompton Court, Bilbrook, WV8 1GE

BATHROOM



KITCHEN

9'4" x 8'8" (2.86 x 2.66)



A stylish kitchen fitted in 2020 with laminate flooring, radiator, wall and base units and integrated appliances including fridge, washing machine, electric oven and induction hob with extractor over. With window to the rear.

PRINCIPAL BEDROOM

15'6" x 16'7" (4.73 x 5.08)



A fantastic space having carpeted flooring, two radiators, built in wardrobe and storage cupboard. With door to the en suite shower room and window to the front.



5 Crompton Court, Bilbrook, WV8 1GE



REAR



To the rear is a patio area and beautifully maintained communal gardens.



EN SUITE



Having laminate flooring, radiator, pedestal hand washbasin, wc, shower enclosure and obscure roof window.



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 - 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.

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.

LEASEHOLD

We have been informed by the Vendor(s) that the current service charge is £181.02 per month, there is no ground rent and there are 72 remaining years on the lease as of June 2025.

POSSESSION

Vacant possession will be given on completion.

SERVICES

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

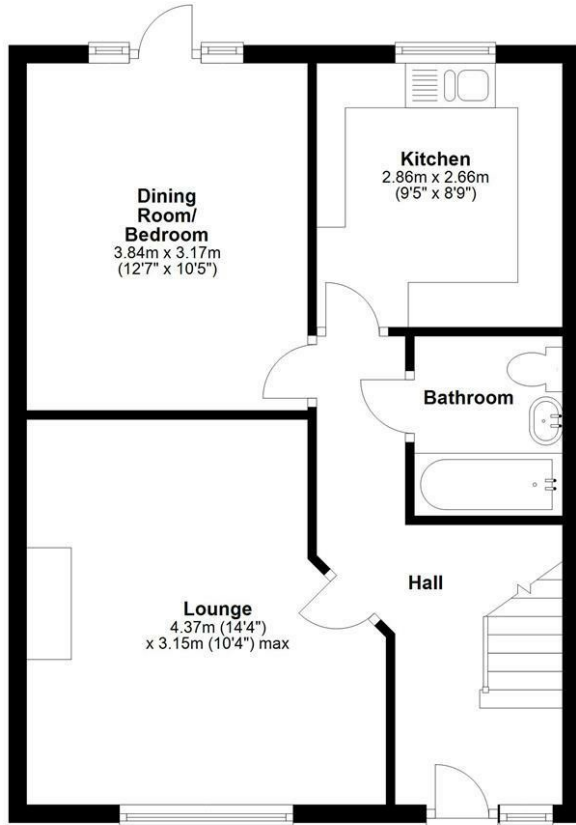
VIEWING

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



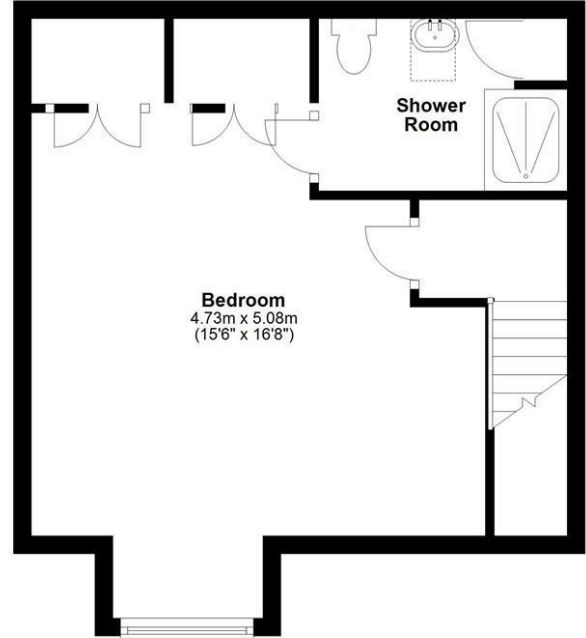
Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 sq. feet)

5 Crompton Court

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		
	75	82
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	