



63, Lime Tree Road
Bilbrook, Wolverhampton, WV8 1NX
Offers in the region of £199,995

63 Lime Tree Road is an end terrace property presenting a fantastic opportunity for those willing to undergo a project due to its large plot and potential to extend, subject to obtaining planning permission.

Conveniently located within walking distance of a wide range of amenities including shops, schools and train stations, the ground floor presents two reception room and a kitchen. To the first floor are two double bedrooms and a bathroom. There is a sizeable garden to the rear along with a garden to the front, driveway affording off road parking and a detached single garage.

Requiring a full refurbishment in order to achieve its potential, the property is offered to market with no upward chain.

63 Lime Tree Road, Bilbrook, Wolverhampton, WV8 1NX

LOCATION

This property is well placed to access all local amenities in both Codsall village centre and Birches Bridge and is within walking distance of Bilbrook and Codsall train stations along with the highly regarded local schools, including Birches First School, Codsall Middle School and Codsall Community High School.

FRONT



With hedging to the front and side, a driveway affording off road parking for 3 vehicles, an area of lawn, detached garage and a gate to the side providing access to the rear of the property.

ENTRANCE HALL



Having doors into the living room and kitchen, radiator and obscure window to the side. With stairs leading to the first floor.

LIVING ROOM

11'11" x 10'0" (3.64 x 3.06)



Having radiator, gas fireplace and window to the front.



DINING ROOM

16'2" x 10'2" (4.93 x 3.10)



Having window to the rear and doors into the kitchen and pantry.

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KITCHEN

9'7" x 8'4" (2.94 x 2.56)



Having window to the rear and door leading onto the rear patio.

BEDROOM ONE

11'11" x 10'0" (3.64 x 3.06)



Having window to the front, radiator and built in storage cupboard.

LANDING



Having window to the side, loft hatch providing access to the space above and doors to the two bedrooms, bathroom and airing cupboard.



BEDROOM TWO

10'2" x 10'0" (3.10 x 3.06)



Having radiator and window to the rear.

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BATHROOM



Having obscure window to the rear, radiator, bath, wc and hand washbasin.

REAR



A sizeable enclosed garden, laid to lawn, with a patio area, wooden garden stores and double gates to the rear.

GARAGE

A single detached garage with an up and over door and a window and door to the side.

BROADBAND

Ofcom checker shows that Standard/Superfast/Ultrafast are available

MOBILE

Ofcom checker shows that is limited coverage indoors with all four main providers having likely coverage outdoors.

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.

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.

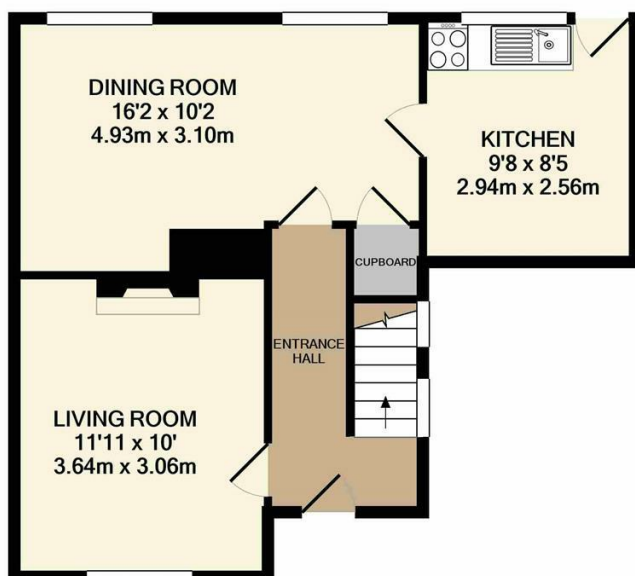
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

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

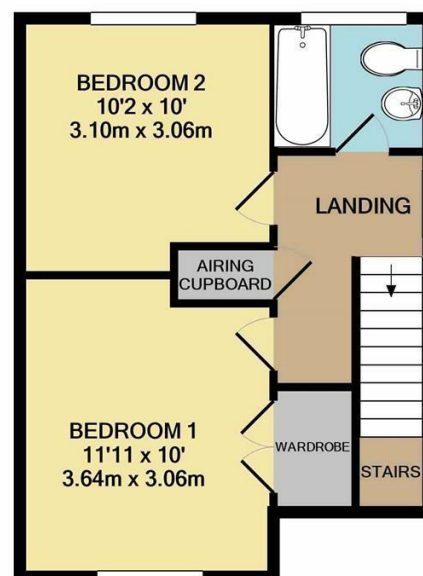
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photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.





GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 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		
	53	76
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 