



Bilbrook Road, Codsall, Wolverhampton, WV8 1ER

Offers In Region Of £350,000

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# Bilbrook Road, Codsall, Wolverhampton, WV8 1ER

Lee Cooke Estate Agency Group proudly presents this traditional period semi-detached home, offering spacious living accommodation in the highly sought-after area of Codsall.

( Limited Photos due to Sellers clearance process)

This charming property features three comfortable bedrooms, a fitted bathroom, and two versatile reception rooms. Externally, the home boasts generous front and rear gardens, ample off-road parking, and the added convenience of a garage to the rear.

Upon entering through the welcoming porch, you are greeted by an entrance hall with traditional wooden flooring. The spacious front lounge, complete with a feature gas living flame fire, provides a perfect retreat. To the rear, a versatile sitting/dining room offers additional space for relaxation or entertaining.

The fitted kitchen seamlessly connects to an internal breakfast area, creating a practical hub for daily life. Upstairs, the first floor comprises three inviting bedrooms, with the main bedroom featuring a charming cast iron fireplace, alongside a fitted family bathroom.

**Situated on the ever-popular Bilbrook Road, this home offers easy access to local amenities, reputable schools, and excellent transport links. Viewing is highly recommended to fully appreciate the potential and character this property offers.**

## Location & Area

Located on Bilbrook Road in Codsall, this area provides residents with a fantastic selection of local shops, public houses, and eateries all within close proximity. Essential services such as doctors and dentists are readily available, and convenient train links connect to Wolverhampton, Birmingham, and various other areas, making it ideal for commuters.





## Entrance Porch

Double-glazed French doors to front access, with a door and window leading into the entrance hall.

## Entrance Hall

Featuring traditional wooden flooring, stairs with a handrail and spindles leading to the first-floor landing, doors to various rooms, and a storage cupboard.

## Front Lounge

14'5" (max) into bay x 10'6" (max) into recess

Equipped with a gas living flame fire and fitted surround, a double-glazed window to the front, and a central heated radiator, with a door leading into the entrance hall.





## Sitting / Dining Room

13'1" (max) x 10'5" (max) into recess

With double-glazed French doors to the rear garden, a central heated radiator, and a gas fire with lighting, with a door to the hall.

## Breakfast Room

9'2" (max) x 5'8" (max)

Featuring French doors leading into the kitchen, tiled flooring, a door to side access, a door to the hall, and a wall-mounted Worcester boiler.

## Kitchen

11'2" (max) x 9'6" (max)

Comprising a double-glazed window to the rear, a double-glazed window to the side, French doors leading into the breakfast room, a selection of wall and base units with roll-top work surfaces, space for a cooker, plumbing for a washing machine, and a single drainer sink unit.



## First Floor Landing

Providing loft access, a double-glazed window to the side, stairs leading to the ground floor, doors to various rooms, and a feature glass balustrade.

## Bedroom One

15' (max) into bay x 10'5" (max) into recess

Generously sized with a double-glazed bay window to the front, a central heated radiator, and a cast iron feature fireplace, with a door to the landing.

## Bedroom Two

10'8" (max) into recess x 12'6" 9 (max)

With a double-glazed window to the rear, and a central heated radiator, with a door to the landing.



## Bedroom Three

9' (max) x 5'8" (max)

Featuring a double-glazed window to the front, and a central heated radiator, with a door to the landing.

## Family Bathroom

Comprising a double-glazed window to the rear, a feature high-flush toilet, a panelled bath with a fitted shower screen, a pedestal wash basin, traditional flooring, tiled walls, and a central heated radiator, with a door to the landing.

## Front Garden

A particularly large and beautifully presented front garden featuring ample cobbled off-road parking, a tarmac frontage, mature trees, plants, shrubs, and a lawned area, with access leading to the rear.





## Rear Garden

A delightful outdoor space with a paved patio area, steps leading to a lawned area, mature trees, plants, shrubs, and a storage shed.

## Garage

19' (max) x 9'3" (max)

Equipped with an up and over door to the front, and a stable-style door to the rear.

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- We offer FREE selling valuation appraisals (with our in-house team)
- Mortgage advice is available (with one of our partners)
- Property lawyers are available (with one of our partners)



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