



**8, Lime Tree Gardens
Bilbrook, Wolverhampton, WV8 1NR**

Offers in the region of £260,000

This three-bedroom semi-detached property occupies a convenient position within a quiet cul-de-sac, just a short walk from highly regarded local schools, shops and the excellent range of amenities available in both Bilbrook and Codsall villages.

Having remained in the same family for 67 years, the property has been lovingly maintained throughout and now presents an exciting opportunity for a purchaser to update and modernise the accommodation to create a home tailored to their own taste and requirements. Comprising a welcoming entrance hall, a spacious living room with sliding patio doors opening into the separate dining room, and a kitchen overlooking the rear garden. To the first floor are two well-proportioned double bedrooms, a third bedroom and a family bathroom.

Externally, the property enjoys a well-maintained and private rear garden, together with a driveway providing off-road parking and access to the garage.

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HALL

A welcoming entrance hall featuring laminate flooring, a radiator, doors leading to the lounge and kitchen, and a staircase rising to the first floor.

LIVING ROOM

13'3" x 11'1" (4.04 x 3.38)



Featuring a gas fire with a stone surround, a bow window to the front elevation, a radiator, and sliding doors opening into the dining room.



DINING ROOM

16'10" x 10'2" (5.15 x 3.10)



Featuring a useful built-in cloak cupboard, a radiator, patio doors providing access to the side of the property, and a door leading into the kitchen.



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KITCHEN

16'2" x 7'10" (4.95 x 2.39)



Featuring vinyl flooring, a useful built-in storage cupboard, two rear-facing windows, and a range of wall and base units complemented by laminate work surfaces. Integrated appliances comprise an electric oven, separate grill and electric hob with extractor hood over. A door provides access to the side of the property.

LANDING

Featuring an obscure glazed window to the side elevation and a loft hatch providing access to the roof space.

BATHROOM

7'3" x 6'2" (2.21 x 1.89)



Appointed with tiled flooring, a radiator, an obscure glazed window to the rear elevation, an airing cupboard, a panelled bath with shower over, and a vanity unit incorporating a wash hand basin and WC.

BEDROOM ONE

12'1" x 10'8" (3.70 x 3.26)



Featuring a radiator, a window to the front elevation, fitted wardrobes and a matching fitted dressing table.



BEDROOM TWO

10'8" x 10'2" (3.26 x 3.10)



Featuring a window to the rear elevation and fitted wardrobes incorporating an inset dressing table.

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BEDROOM THREE

8'2" x 7'1" (2.51 x 2.17)



Featuring a built-in storage cupboard, a radiator, a window to the front elevation, and a fitted wardrobe incorporating overbed storage.

REAR



A private and well-maintained rear garden featuring a paved patio, a lawn, and mature, well-stocked borders providing an attractive backdrop and a good degree of privacy.



GARAGE

16'2" x 7'6" (4.93 x 2.31)

Featuring an up-and-over door, power and lighting.

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.

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POSSESSION

Vacant possession will be given on completion.

SERVICES

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

TENURE

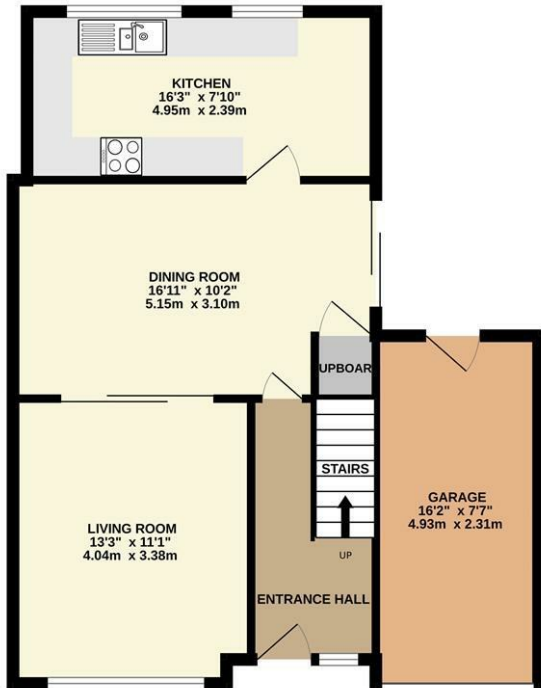
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

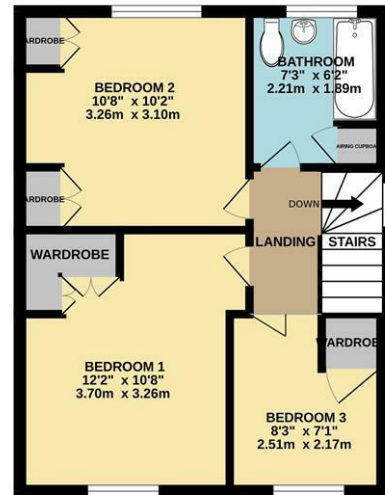
By arrangement through Worthington Estates Codsall office (01902) 847 358.



GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	69	75
(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	