



**119, Lane Green Road
Bilbrook, WV8 1LT**

Offers in the region of £165,000

An immaculately presented and deceptively spacious two-bedroom ground floor flat, ideally located within easy reach of Codsall village centre, Birches Bridge and a wide range of local amenities. The property is also conveniently positioned within walking distance of Bilbrook train station and the highly regarded local schools.

The accommodation has undergone a number of significant improvements, offering stylish move-in ready living. Recent upgrades include a modern fitted breakfast kitchen, new flooring throughout much of the property including the porch, hallway, WC, bathroom, kitchen and laundry room, as well as newly tiled bathroom finishes and full redecoration.

Internally, the property briefly comprises an entrance hall, two generous double bedrooms, a spacious lounge, a well-appointed breakfast kitchen, a separate laundry room, a bathroom and a separate WC. Externally, there is a shared garden to the rear along with the benefit of a private car park. Further benefits include gas central heating, double glazing throughout and the added advantage of no upward chain, making this an ideal purchase for first-time buyers, downsizers or investors.

FRONT

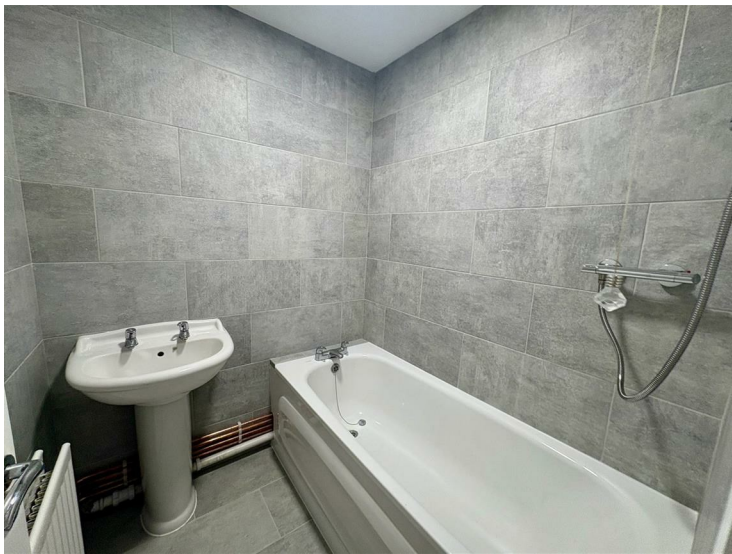


A paved pathway leads to the front entrance, with a useful storage area located adjacent to the doorway.

ENTRANCE HALL

A bright and spacious hallway featuring tiled flooring, an obscure side window, radiator, and doors leading to the bathroom, separate WC, kitchen, lounge, and two bedrooms. The hallway also benefits from three sizeable storage cupboards.

BATHROOM



Comprising a panelled bath with shower over, pedestal wash hand basin, tiled flooring, radiator, and fully tiled walls.

WC



Fitted with tiled flooring, a low-level WC, and an obscure front-facing window.

BREAKFAST KITCHEN

12'9" x 10'11" (3.90 x 3.35)



A spacious, contemporary breakfast kitchen offering ample room for dining, fitted with shaker-style wall, base and drawer units complemented by laminate worktops, 1.5 bowl ceramic sink and tiled flooring. Additional features include a radiator, rear-facing window, integrated electric oven, and five-zone electric hob with extractor over. Doors lead to a useful pantry/storage cupboard and a separate laundry room.

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BEDROOM ONE

11'9" x 11'1" (3.60 x 3.38)



LAUNDRY ROOM

Featuring tiled flooring and plumbing for white goods.

LOUNGE

17'4" x 11'1" (5.30 x 3.38)

A bright and comfortable living space with Karndean flooring, electric fireplace, and two ceiling fans with lighting, enhanced by patio doors opening onto the rear garden.



BEDROOM TWO

10'0" x 10'9" (3.07 x 3.30)



Featuring lino flooring, radiator, and a front-facing window.



REAR



An enclosed rear garden, predominantly laid to lawn, featuring a garden store and gated side access. This outdoor space is shared with the first floor flat.



CAR PARK

A private car park is situated to the rear of the property, providing convenient off-road parking.

BROADBAND

Ofcom checker shows that Standard / Superfast / Ultrafast are available.

MOBILE

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

LEASEHOLD

We have been informed by the Vendor(s) that the current service charge is £202.89 per annum, the current ground rent is £10 per annum and there are 88 remaining years on the lease as at October 2025.

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 - A

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

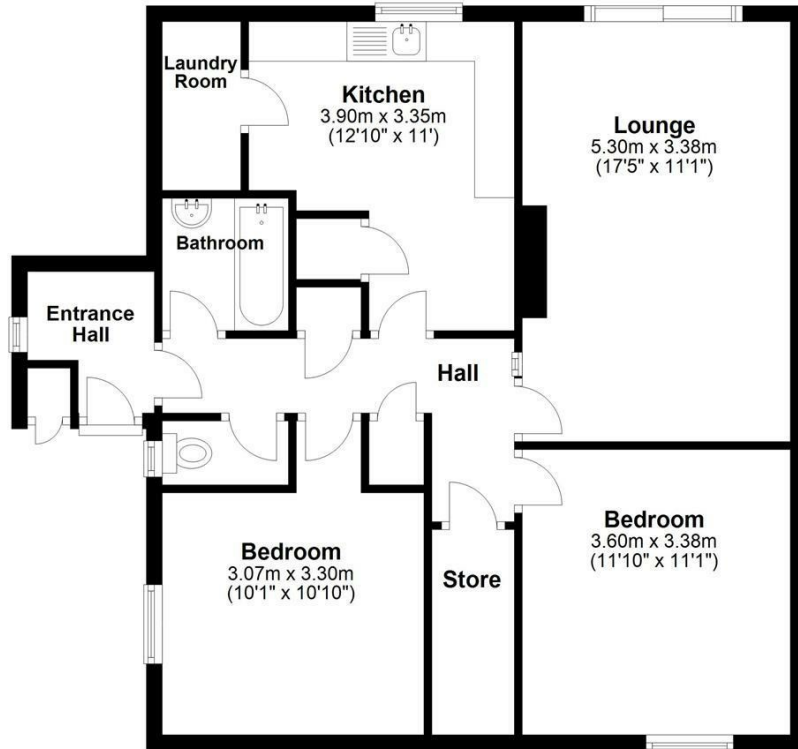
We are informed by the vendor that all mains services are connected.

VIEWING

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



Ground Floor



Total area: approx. 74.4 sq. metres (800.5 sq. feet)

119 Lane Green Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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	