



**Willows, 134, Birches Road  
Codsall, Wolverhampton, Staffordshire WV8 2JP**

**Offers in the region of £420,000**

Willows, 134 Birches Road is a spacious and individually appealing four-bedroom detached dormer bungalow, occupying a convenient position within easy walking distance of the amenities of Codsall and Birches Bridge. Lovingly maintained by the current owners for the past 26 years and offered for sale with no upward chain, the property provides generous and versatile accommodation extending to approximately 1,587 sq ft.

The well-planned ground floor comprises a spacious lounge, separate dining room, superb breakfast kitchen overlooking the rear garden, utility room, contemporary shower room and three bedrooms, one of which is currently utilised as a sitting room.

Occupying the first floor is an impressive principal bedroom suite, complemented by a walk-in wardrobe, en-suite shower room and French doors opening onto a balcony overlooking the rear garden. The first floor also benefits from extensive loft storage, providing valuable additional storage space.

Externally, a substantial driveway provides parking for several vehicles with gated side access to the rear garden, whilst to the rear is a beautifully maintained and established garden with generous patio areas, lawn, garden room and shed.

## 134 Birches Road, Codsall, Wolverhampton, Staffordshire WV8 2JP

### LOCATION

Occupying a convenient position on Birches Road, the property is ideally placed for access to the wide range of amenities available within Codsall village and at Birches Bridge, including shops, cafés, leisure facilities and well-regarded schools. Both Codsall and Bilbrook railway stations are within easy reach, providing convenient links towards Wolverhampton, Birmingham and Shrewsbury, whilst the M54 and M6 motorway networks are readily accessible providing excellent connectivity for commuters.

### PORCH

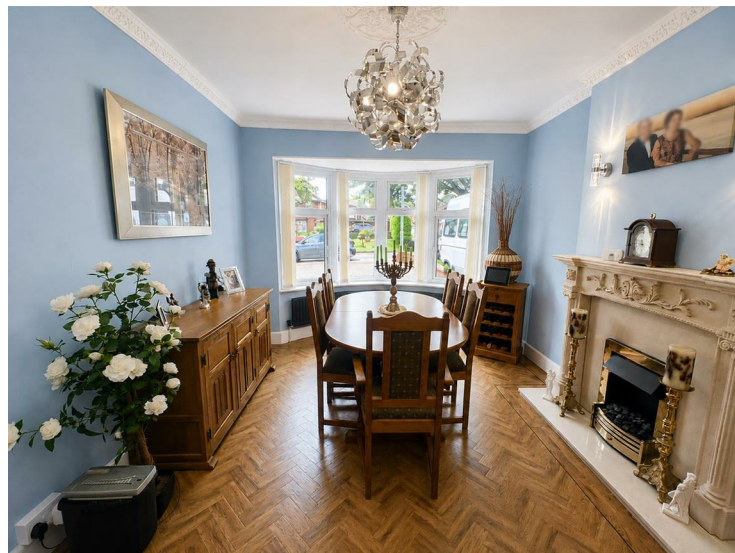
Featuring tiled flooring and an obscure-glazed window to the side elevation.

### ENTRANCE HALL

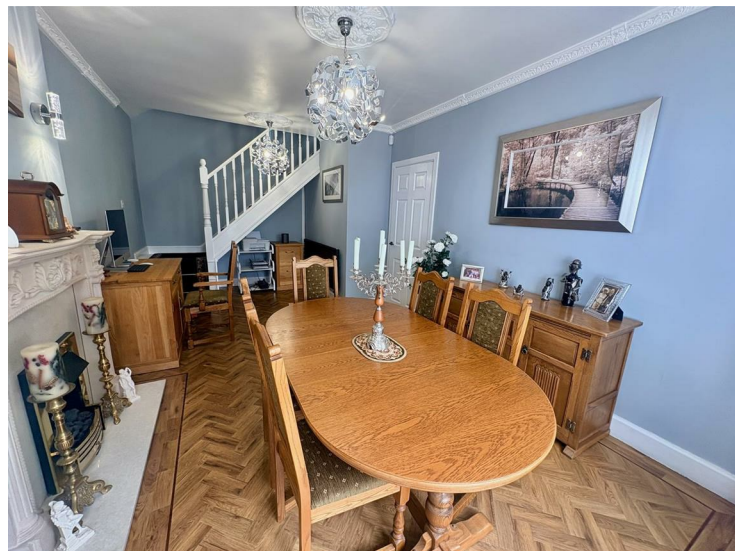
Featuring a decorative ceiling rose and doors leading to the lounge, dining room, shower room and three bedrooms.

### LOUNGE

15'6" x 10'4" (4.74 x 3.16)



Featuring Karndean flooring, an electric fireplace, a bow window to the front elevation, a decorative ceiling rose, stairs rising to the first floor and two radiators.



### DINING ROOM

13'9" x 10'9" (4.20 x 3.30)



Featuring Karndean flooring, large windows to the side elevation, a useful storage cupboard and a decorative ceiling rose. A charming period cast-iron fireplace with ornate detailing forms an attractive focal point to the room. An archway provides an open connection to the kitchen, creating a natural flow between the two spaces.



### BREAKFAST KITCHEN

15'8" x 13'3" (4.8 x 4.04)



Featuring tiled flooring and an extensive range of wall, base and drawer units complemented by granite work surfaces incorporating a Villeroy & Boch sink and drainer. Appliances include a Classic 110 range cooker with extractor hood over, integrated freezer and dishwasher.

A central island provides additional storage and a breakfast bar seating area for two, whilst windows to the side and patio doors to the rear provide plenty of natural light and an attractive outlook over the garden.



### UTILITY

4'11" x 4'6" (1.50 x 1.38)

Featuring tiled flooring, laminate work surfaces, a window to the rear elevation, and space and plumbing for white goods.

### BEDROOM TWO / SITTING ROOM

16'0" x 11'6" (4.88 x 3.51)



Featuring laminate flooring, a decorative ceiling rose, radiator and a wall-mounted electric fire, with patio doors opening onto the rear garden.

**BEDROOM THREE**

11'4" x 9'11" (3.47 x 3.04)



Featuring oak flooring, a radiator and a bow window to the front elevation, together with fitted wardrobes incorporating a central vanity shelf and drawer unit providing useful additional storage.

**BEDROOM FOUR**

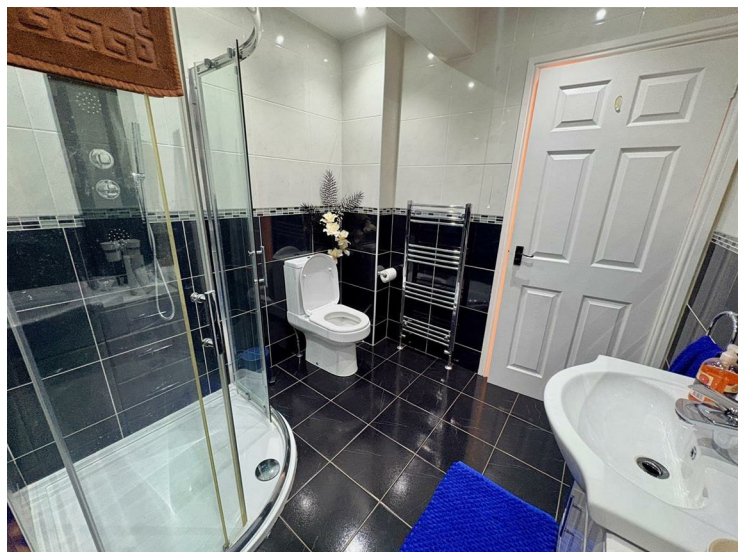
11'4" x 5'11" (3.47 x 1.81)



Featuring oak flooring, a radiator and a window to the side elevation.

**SHOWER ROOM**

8'3" x 7'2" (2.53 x 2.20)



Appointed with tiled flooring, fully tiled walls, a chrome heated towel rail, a double vanity unit incorporating twin washbasins, a WC, and a shower enclosure with integrated body jets.



### PRINCIPAL BEDROOM

18'10" x 17'1" (5.75 x 5.22)



An impressive principal bedroom featuring carpeted flooring, a radiator, a ceiling fan with light, a roof window and an extensive range of fitted drawers incorporating a dressing table. The room further benefits from a large walk-in wardrobe fitted with shelving and hanging rails.

Patio doors open onto a charming balcony, providing a pleasant spot from which to enjoy views over the rear garden. A door leads through to the en-suite shower room.

### EN-SUITE

6'11" x 5'8" (2.13 x 1.74)



Appointed with tiled flooring, a graphite heated towel rail, a roof window, a vanity unit incorporating a hand washbasin, a WC and a recessed shower enclosure.

REAR



The beautifully maintained rear garden enjoys a private aspect and is predominantly laid to lawn with well-stocked borders, a rockery and generous paved seating areas.

Further benefits include an external water supply, a large garden shed and a timber garden room, which is equipped with 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 - D

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.

### **TENURE**

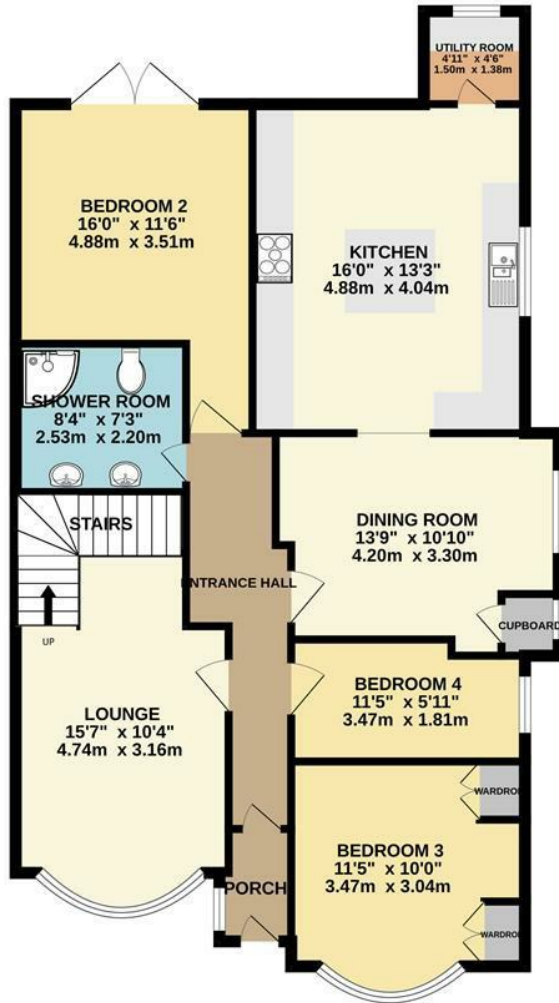
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

### **VIEWING**

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



GROUND FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.5 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

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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