



38 Florence Road
Bilbrook, Wolverhampton WV8 1JD
Offers in the region of £265,000

38 Florence Road is a well maintained three bedroom detached family home, occupying a quiet and desirable position within easy walking distance of highly regarded local schools and a range of everyday amenities. Offered to the market with no upward chain, this property represents an excellent opportunity for purchasers looking for a home they can move straight into while still offering scope for future enhancement.

The accommodation briefly comprises an entrance hall, a comfortable living room, a separate dining room, a kitchen, a shower room and three bedrooms. Externally, the property enjoys a generous rear garden, ideal for families and outdoor entertaining. To the front, a driveway provides off-road parking for several vehicles, along with a carport and a detached garage. Further benefits include double glazing and gas central heating throughout.

The property also offers excellent potential to extend (subject to the necessary planning permissions), making it an ideal long-term family home.

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LOCATION

Located in a popular residential area in a quiet cul de sac location off Pendeford Mill Lane, this property is conveniently situated for all local amenities in Codsall village and Birches Bridge and is within walking distance of Bilbrook train station and the highly regarded local schools.

The M54 motorway is also within close proximity, ideal for commuting.

FRONT



An attractive frontage with a tarmac driveway offering ample off-road parking for several vehicles, leading to the front and side entrances, carport and detached garage, with gated access to the rear garden.

ENTRANCE HALL

Having carpeted flooring, a radiator, staircase to the first floor and door leading into the living room.

LIVING ROOM

13'3" x 12'6" (4.05 x 3.83)



A bright and spacious living room featuring a bow window to the front, dado rail, coving to the ceiling, radiator, carpeted

flooring and a gas fireplace with marble surround, with a door leading into the dining room.



DINING ROOM

12'6" x 8'2" (3.83 x 2.50)



Having carpeted flooring, a dado rail, coving to the ceiling and a bay window to the rear, with a door leading into the kitchen.

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KITCHEN

10'11" x 7'3" (3.33 x 2.23)



With tiled flooring and useful under stairs storage, the kitchen is fitted with a range of base and wall units with laminate worktops, a gas cooker with extractor over and a window to the rear. There is also space and plumbing for white goods, with a door providing access to the side of the property.

LANDING

Having carpeted flooring, radiator, obscure window to the side and a loft hatch providing access to the partially boarded loft space with ladder. Doors lead to the airing cupboard, shower room and three bedrooms.

BEDROOM ONE

12'4" x 9'3" (3.77 x 2.84)



Having carpeted flooring, radiator, windows to the front and a range of fitted bedroom furniture with overhead storage.

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BEDROOM TWO

9'7" x 9'3" (2.93 x 2.84)



Having carpeted flooring, radiator, window to the rear and wall to wall fitted wardrobes with sliding doors.

BEDROOM THREE

9'5" x 6'2" (2.88 x 1.89)



Having carpeted flooring, radiator and window to the front.



FAMILY SHOWER ROOM



Having tiled flooring, fully tiled walls, a pedestal hand wash basin, WC, corner shower enclosure and an obscure window to the rear.

GARAGE

16'9" x 11'3" (5.13 x 3.43)

With fitted shelving, a workbench and power sockets, and a door to the side providing access to the rear garden.

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REAR



A generously sized, low-maintenance rear garden, fully slabbed and enhanced by well-stocked borders, a feature pond, water supply and a greenhouse.



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.

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.

POSSESSION

Vacant possession will be given on completion.

SERVICES

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

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

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.

FREE MARKET APPRAISAL

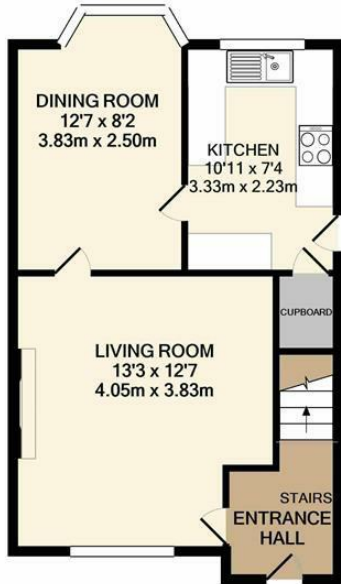
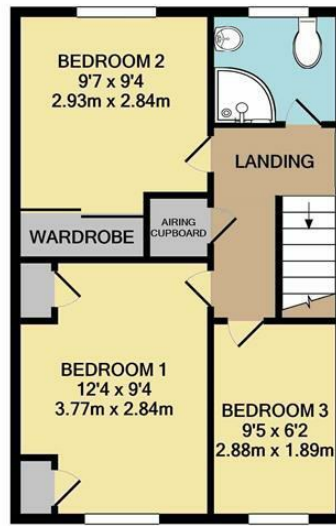
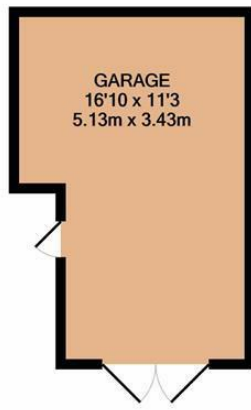
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

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.

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GROUND FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 937 SQ.FT. (87.1 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		
	63	79
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	