



Connells

Marshall Way
Bilbrook Codsall Wolverhampton

Marshall Way Bilbrook Codsall Wolverhampton WV8 1FP

for sale offers in the region of
£265,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this modern and beautifully presented two-bedroom semi-detached property which is situated on a private road within the highly sought-after village of Bilbrook and offers stylish accommodation. Built in 2021, this property comes with 10 year NHBC warranty and boasts NO ONWARD CHAIN. This fantastic home would be ideal for first-time buyers, investors, professional couples or those looking to downsize. Viewings are highly recommended to appreciate the accommodation, call Connells Wolverhampton branch today to book your viewing.

Upon entering, the property welcomes you with an entrance hallway leading to a spacious lounge, providing the perfect space to relax and entertain. To the rear, the contemporary kitchen diner is fitted with a range of modern units and offers an excellent space for cooking and dining, with access to the rear garden and convenient ground floor wc. The first floor comprises two well-proportioned double bedrooms and a modern bathroom, fitted with both a bath and a separate shower cubicle, providing practicality and comfort for everyday living. Externally, the property benefits from off-road parking to the front, whilst the enclosed rear garden offers an excellent outdoor space for relaxing and entertaining.

The Location & Area

Set to the north west of Wolverhampton in the village of Bilbrook in South Staffordshire. This highly desirable location has all the amenities that you would expect including a local rail service, highly regarded local schools, village church and two rows of shops. The nearest hospital is approximately two and a half miles away. The most noteworthy school in the area is Birches First school.

Entrance Hall

The entrance hall features a radiator, stairs rising to the first floor and a door leading into the lounge.

Lounge

12' 2" x 14' (3.71m x 4.27m)

An attractively presented living room with carpeted flooring, a radiator and a double glazed window to the front. There is a useful understairs storage cupboard with power sockets, whilst a door leads through to the kitchen diner.

Kitchen Diner

12' 2" x 9' 10" (3.71m x 3.00m)

The kitchen diner is fitted with a range of stylish wall and base units complemented by laminate work surfaces and a 11/2 composite sink and drainer. Integrated appliances include an electric oven, gas hob and extractor hood. There is space for a dining table and chairs, together with a radiator. Patio doors with glazed side panels provide access to the rear garden and allow for an abundance of natural light. A useful utility area offers space and plumbing for a washing machine, additional wall and base units, further work surface space and access to the ground floor wc.



Ground Floor Wc

Fitted with a wc, wall mounted wash hand basin and radiator.

First Floor Landing

The first floor landing features carpeted flooring, a loft hatch and doors leading to both bedrooms and the family bathroom.

Bedroom One

15' 10" x 9' 4" (4.83m x 2.84m)

A spacious double bedroom with a double glazed window to the rear elevation, radiator and carpeted flooring.

Bedroom Two

15' 10" x 8' (4.83m x 2.44m)

A second double bedroom featuring two double glazed windows to the front, a radiator, carpeted flooring and a built-in storage cupboard.

Bathroom

The bathroom is fitted with a contemporary white suite comprising a panelled bath with shower attachment, wash hand basin set within a vanity unit, WC and a fully tiled shower enclosure. Further features include a heated towel rail and an obscure double glazed window to the side.

Outside Front

To the front of the property there is off-road parking.

Outside Rear

Enclosed garden comprising a patio area, lawn, decorative pebble borders and an external tap point.

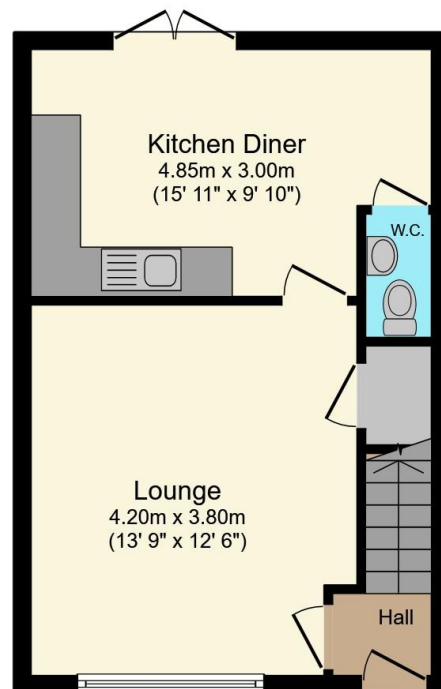
Agents Note

There is an annual estate charge of £202.51 which contributes towards the maintenance and upkeep of the communal gardens and shared areas throughout the development. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

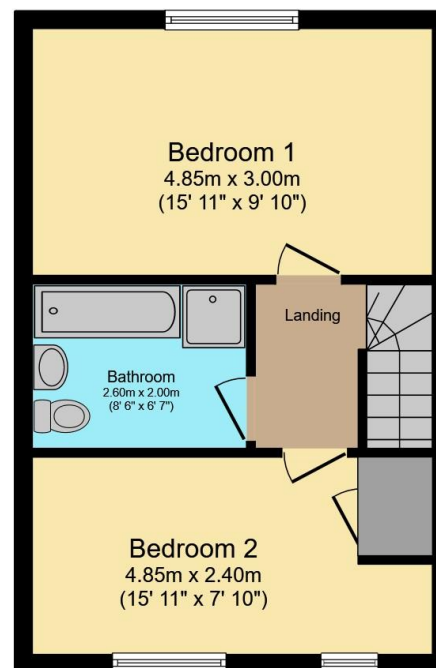








Ground Floor



First Floor

Total floor area 73.7 m² (793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336403



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH336403 - 0003