



## **5 Crompton Court Bilbrook, WV8 1GE**

**Offers in the region of £195,000**

An immaculately presented one/two bedroom semi-detached dormer bungalow, located within an exclusive development for the over-55s, offered to market with no upward chain.

The property occupies a desirable position within this popular complex, with a comprehensive range of shops and local amenities conveniently close by.

The accommodation briefly comprises: entrance hall, a bright and spacious living room, an additional reception room which could be utilised as a second bedroom, a modern fitted kitchen with integrated appliances, and a bathroom. The stunning principal bedroom benefits from fitted storage and a stylish en-suite shower room.

The property has been significantly improved in recent years, including new carpets throughout and a new kitchen installed in 2020 along with a new boiler in 2021. Further benefits include gas central heating and double glazing throughout, beautifully maintained communal gardens and an allocated parking space to the front. Residents also enjoy access to a communal lounge and laundry facilities, together with a 24-hour warden-call system providing peace of mind and a strong sense of community.



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### LOCATION

Located in a popular residential area in a quiet cul-de-sac, this property is conveniently situated with Birches Bridge shopping precinct and Codsall village centre all within walking distance. The area is well served by local shops and amenities having excellent transport links with regular bus services to the surrounding areas and Bilbrook and Codsall train stations also within walking distance.

### FRONT



An attractive frontage having an allocated parking space, an area of lawn and a path leading to the front door.

### ENTRANCE HALL

Having carpeted flooring, radiator and under stairs storage with power socket. With doors to the living room, second reception room/bedroom, bathroom and kitchen and staircase to the principal bedroom.

### LIVING ROOM

14'4" x 10'4" (4.37 x 3.15)



A spacious and light filled room having carpeted flooring, plain coving to the ceiling, electric fireplace with marble surround, radiator and window to the front.





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### RECEPTION ROOM / SECOND BEDROOM

12'7" x 10'4" (3.84 x 3.17)



Having carpeted flooring, radiator, plain coving to the ceiling and door opening onto the patio.



### KITCHEN

9'4" x 8'8" (2.86 x 2.66)



A stylish kitchen with window to the rear, laminate flooring, radiator, shaker style wall and base units and integrated appliances including fridge, washing machine, electric oven and induction hob with extractor hood over.





## BATHROOM



Having lino flooring, radiator, pedestal hand washbasin, wc and panel bath with shower over.

## PRINCIPAL BEDROOM

15'6" x 16'7" (4.73 x 5.08)



A fantastic space having carpeted flooring, two radiators, built in wardrobe and storage cupboard. With door to the en suite shower room and window to the front.



## EN SUITE



Having laminate flooring, radiator, pedestal hand washbasin, wc, shower enclosure and roof window.



**REAR**



To the rear is a patio area and beautifully maintained communal gardens.



**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.

**LEASEHOLD**

We have been informed by the Vendor(s) that the current service charge is £181.02 per month, there is no ground rent and there are 72 remaining years on the lease as of June 2025.

**POSSESSION**

Vacant possession will be given on completion.

**SERVICES**

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

**VIEWING**

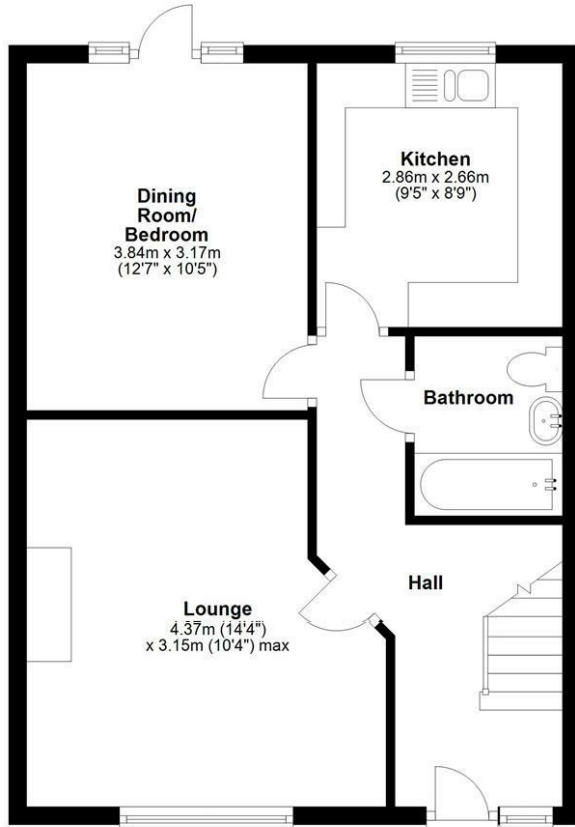
By arrangement through Worthington Estates Codsall office (01902) 847 358.

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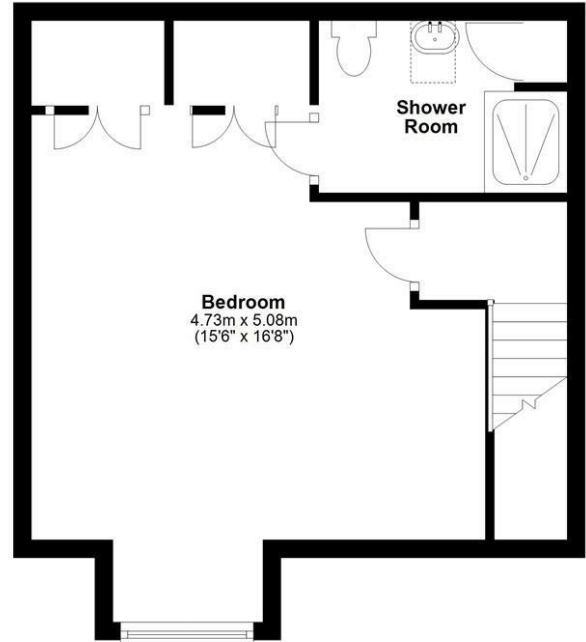
### Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



### First Floor


Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 sq. feet)

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### 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		
	75	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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