



**3, Marshall Way  
Bilbrook, Wolverhampton, WV8 1FN**

**Offers in the region of £325,000**

3 Marshall Way is a stylish and impeccably presented three-bedroom semi-detached home, occupying a desirable position on the sought-after Bilbrook Mill development, conveniently placed for the amenities and facilities of both Bilbrook and Codsall Village.

Constructed in 2021 and originally serving as one of the development's show homes, the property benefits from a range of premium upgrades installed by the developer as part of the enhanced specification.

Upon entering, you are welcomed by a warm and inviting entrance hallway leading into the stunning living room. To the rear, the beautifully appointed dining kitchen features French doors opening onto the patio and South-facing garden, together with a utility area and guest WC. The first floor offers three immaculate bedrooms of generous proportions, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom.

Externally, the property enjoys a private driveway which leads to the detached garage, attractive field views to the side and a pleasant outlook to the front overlooking the development's scenic pond.

The property also benefits from gas central heating and double glazing throughout, along with the remainder of the 10 year NHBC warranty.

# 3 Marshall Way, Bilbrook, Wolverhampton, WV8 1FN

## LOCATION

The property is conveniently situated within walking distance of the highly regarded local schools, the Birches Bridge shopping precinct and Codsall Village Centre. Bilbrook Village Hall, playing fields, children's play park and skate park are also all within easy reach.

The area is exceptionally well connected, offering convenient access to the M54 motorway, while both Bilbrook and Codsall railway stations are within walking distance, providing excellent transport links for commuters.

## FRONT



## ENTRANCE



Featuring Karndean flooring, a radiator, staircase rising to the first floor, and a door leading into the lounge.

## LOUNGE

12'6" x 16'1" (3.83 x 4.91)



A stylish and spacious reception room featuring carpeted flooring, a radiator, storage cupboard and window to the front elevation, with a door leading into the kitchen/diner.



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### KITCHEN/DINER

12'2" x 12'1" (3.71 x 3.69)



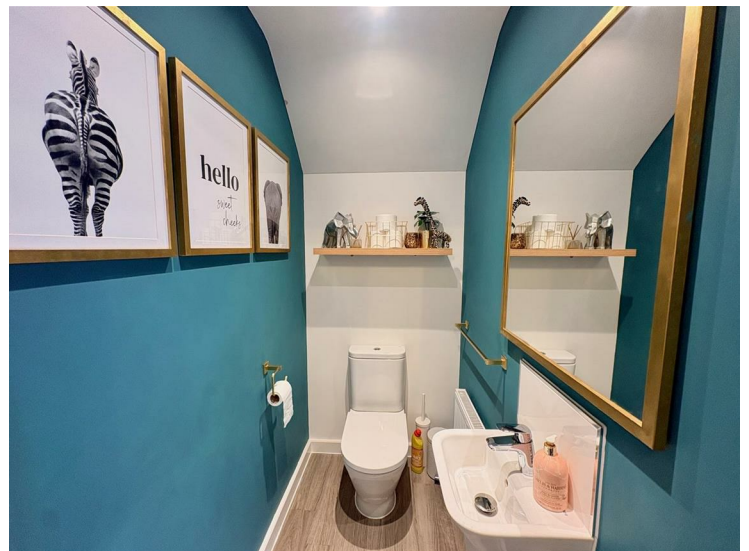
A well-appointed fitted kitchen with adjoining utility area, featuring Karndean flooring, a radiator, and a range of wall and base units complemented by laminate worktops. There is a range of integrated appliances including a dishwasher, fridge, freezer, oven, grill, and gas hob with extractor hood over.

The utility area provides additional base units with laminate worktop, an integrated washing machine, and a wall-mounted unit housing the boiler.

A door leads into the WC, whilst French doors open onto the rear patio and garden.

### WC

4'9" x 2'9" (1.46 x 0.86)



Featuring a wash basin, WC, radiator and Karndean flooring.

### LANDING

Featuring carpeted flooring, a loft hatch, and doors leading to the bathroom and all three bedrooms.



**BEDROOM ONE**

9'4" x 11'5" (2.86 x 3.48)



A serene and beautifully presented bedroom featuring carpeted flooring, a radiator, integrated wardrobe and a feature panelled wall, with a door leading to the en-suite and a window overlooking the rear elevation.

**EN-SUITE**



Featuring tiled flooring, a wash basin, WC, walk-in shower enclosure with dual shower heads, a radiator, and obscure window to the rear elevation.

**BEDROOM TWO**

8'6" x 9'8" (2.61 x 2.97)



Featuring carpeted flooring, a radiator, and a window to the front elevation.



**BEDROOM THREE**

7'0" x 6'9" (2.15 x 2.07)



A generously sized single bedroom, ideal for use as a home office, featuring Karndean flooring, a radiator, window to the front elevation, and an integrated wardrobe maximising the available space.

**BATHROOM**



A well-proportioned family bathroom featuring a suite comprising a WC, wash basin, panelled bath with handheld shower attachment, shaver point and heated towel rail, together with Karndean flooring and an obscure window to the side elevation.



**REAR**



The South-facing rear garden is mainly laid to lawn and features a paved patio seating area, stocked borders, an additional raised seating area, outdoor electrical point, and a timber garden store.



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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.



### GARAGE

An immaculately presented garage featuring an up-and-over door, fully plastered walls, power sockets, and lighting.

### ESTATE CHARGE

An annual estate charge of £202.51 contributes towards the maintenance and upkeep of the communal gardens and shared areas throughout the development.

### 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



KITCHEN/ DINING  
3.71 x 3.69m

LOUNGE  
3.83 x 4.91m

BEDROOM ONE  
2.86 x 3.48m

BEDROOM TWO  
2.61 x 2.97m

UTILITY  
1.05 x 1.7m

BEDROOM THREE / STUDY  
2.15 x 2.07m

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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	