



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

Offers in the region of £450,000

Willows, 134 Birches Road is a spacious four-bedroom detached dormer bungalow situated in a popular residential area, with a wide range of local amenities within easy walking distance. Offered for sale with no upward chain, the property presents an excellent opportunity for buyers seeking a straightforward move.

Lovingly maintained by the current owners for the past 26 years, this family home offers both comfort and versatility, perfectly suited to modern family living. The ground floor accommodation comprises two generous double bedrooms, together with a third bedroom that could equally serve as a home office or study. A contemporary shower room serves this level, alongside a superb breakfast kitchen which undoubtedly forms the heart of the home and enjoys delightful views over the beautifully maintained rear garden. Leading from the kitchen is a useful utility room, while a separate dining room is well suited to family gatherings and entertaining. The ground floor accommodation is further enhanced by a spacious lounge, from which stairs rise to the first floor.

The first floor is dedicated to an impressive principal bedroom suite, benefitting from a walk-in wardrobe, an en-suite shower room and French doors opening onto a balcony overlooking the rear garden. There is also extensive loft storage.

Externally, the property enjoys a large driveway providing ample off-road parking for several vehicles. To the rear, the beautifully maintained garden offers a private and tranquil setting, ideal for relaxing, entertaining and enjoying the outdoors.

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

LOCATION

Conveniently situated for access to the amenities of Codsall village and Birches Bridge, the property is within walking distance of a wide range of local facilities, including shops, popular schools and leisure amenities. Both Codsall and Bilbrook railway stations are also easily accessible, whilst the nearby M54 and M6 motorways make the location particularly attractive for commuters.

FRONT



The property enjoys a substantial driveway providing ample off-road parking for up to five vehicles, with gated access leading to the rear garden.

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.

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 decorative 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, the room is fitted with an extensive range of wall, base and drawer units complemented by granite work surfaces incorporating a Villeroy & Boch sink and drainer. Well designed for modern family living, kitchen appointments include a Classic 110 range cooker with extractor hood over, while integrated appliances comprise a freezer and dishwasher.

A central island, also finished with granite worktops, provides additional cupboards and drawers together with a breakfast bar seating area for two. Windows to the side elevation and patio doors to the rear flood the room with natural light and enjoy a pleasant outlook over the garden, creating a bright and welcoming room that is sure to become the focal point of everyday family life.

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.

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 FOUR

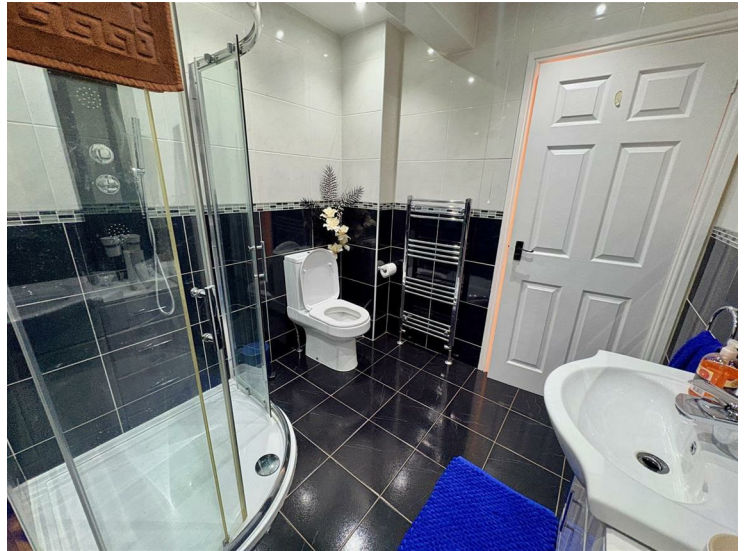
11'4" x 5'11" (3.47 x 1.81)



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.



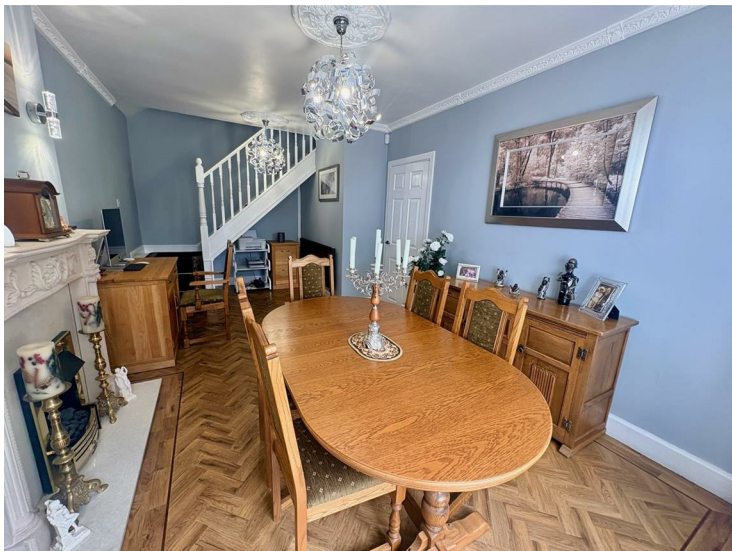
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LOUNGE

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 contemporary black radiators.



FIRST FLOOR 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.





REAR



ENSUITE SHOWER ROOM

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



The beautifully maintained rear garden enjoys a private aspect and is predominantly laid to lawn, complemented by a full-width paved patio. Steps lead down to a further patio area, with the lawn incorporating a rockery feature and attractive, well-stocked borders.

Further benefits include an external water supply, a large garden shed and a timber garden room, which is equipped with power and lighting.



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.

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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

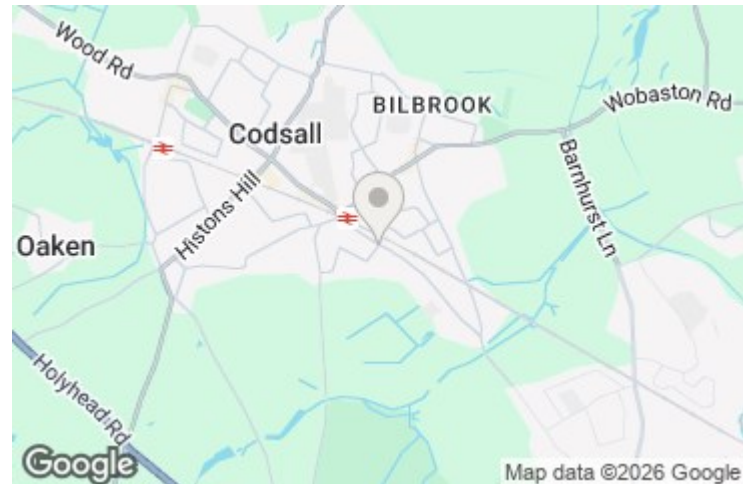
We are informed by the vendor that all mains services are connected.

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.



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.

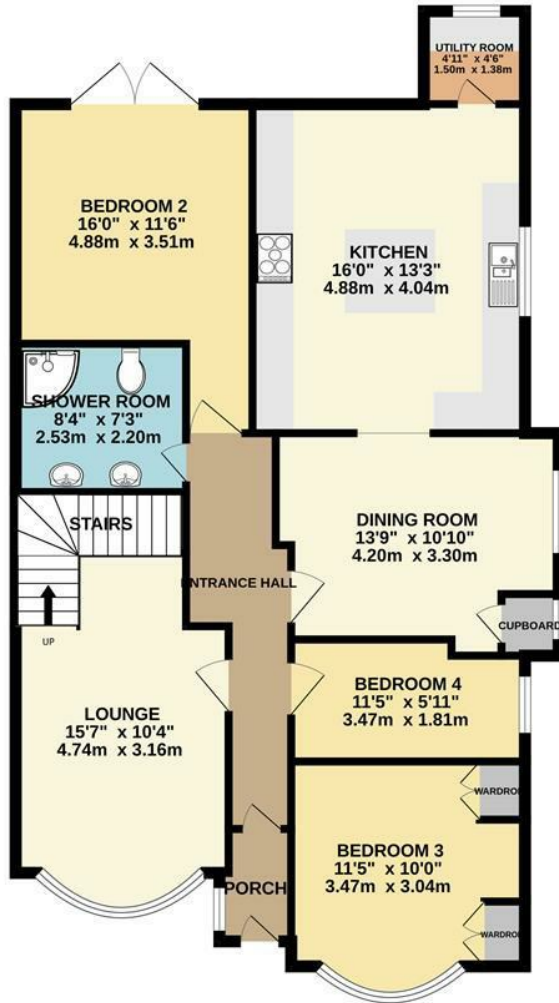
COUNCIL TAX BAND - D

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

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) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	