



**33, Oakfield Road  
Bilbrook, Wolverhampton, Staffordshire WV8 1LA**

**Offers in the region of £295,000**

Offered to the market with no upward chain, 33 Oakfield Road presents a three bedroom semi-detached family home, conveniently located within walking distance of the local shops, schools and train station.

The accommodation briefly comprises a canopy porch leading to a welcoming hallway, two bright and spacious reception rooms, a kitchen, utility area and a guest WC. To the first floor are three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off road parking along with an attached garage. To the rear is a South facing garden, ideal for family living and outdoor enjoyment.



## 33 Oakfield Road, Bilbrook, Wolverhampton, Staffordshire WV8 1LA

### LOCATION

Located in a popular residential area off Lane Green Road, this property is conveniently situated with St. Nicolas C of E, the high school, the middle school, Birches Bridge shopping precinct and Codsall Village centre all within easy reach.

The area is well served by local shops and amenities having excellent transport links with regular bus services to the surrounding areas and Bilbrook train station within walking distance.

### FRONT



Having an area of lawn and a tarmac driveway affording off road parking for two vehicles leading to the canopy porch and the garage.

### ENTRANCE HALL

Having carpeted flooring, radiator and under stairs storage. With doors into the living room and kitchen and staircase to the first floor.

### LIVING ROOM

14'6" x 10'0" (4.42 x 3.05)



Having window to the front, radiator, carpeted flooring, gas fireplace with tile surround and large opening connecting the living room with the dining room.

### DINING ROOM

10'1" x 10'0" (3.09 x 3.05)



Having carpeted flooring, radiator, sliding doors opening onto the rear patio and archway leading into the kitchen.





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### KITCHEN

10'1" x 6'9" (3.09 x 2.06)



Featuring wall and base units, laminate worktops, 1.5 bowl composite sink, integrated electric oven and gas hob with extractor over. With window overlooking the rear garden and door leading into the utility area.

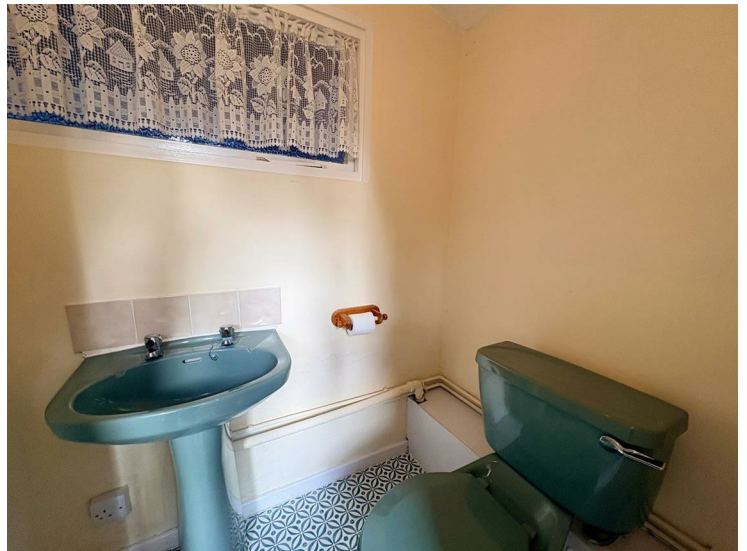
### UTILITY

5'3" x 4'0" (1.62 x 1.24)



Having window and door to the rear and door to the WC. With plumbing and space for washing machine.

### WC



Having a pedestal hand washbasin, WC and obscure window to the front.

### LANDING

Having carpeted flooring and obscure window to the side. With doors leading to the three bedrooms and the family bathroom.





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### BEDROOM ONE

14'6" x 10'9" (4.42 x 3.28)



### BEDROOM THREE

8'3" x 6'10" (2.53 x 2.10)

A really spacious room, having window to the front, carpeted flooring and radiator.



Having carpeted flooring, radiator, built in wardrobe, window to the front and loft access.

### BEDROOM TWO

10'9" x 10'1" (3.28 x 3.09)



A good size second bedroom having carpeted flooring, radiator and window to the rear.



### FAMILY BATHROOM

7'1" x 6'0" (2.18 x 1.83)



Having lino flooring, radiator, airing cupboard housing the hot water tank, panel bath with shower over, pedestal hand washbasin, WC and obscure window to the rear.

### GARAGE

Having power and wooden double doors.

### REAR



To the rear is a substantial South facing garden with patio area, external water source and lawn with stocked borders.



### 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.

### 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.

### SERVICES

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

### POSSESSION

Vacant possession will be given on completion.

### FLOOR PLANS

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

### 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.

### 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

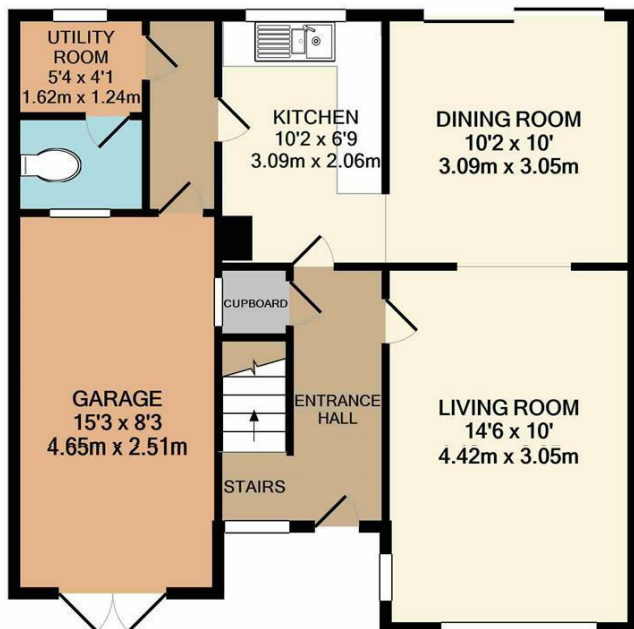
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and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

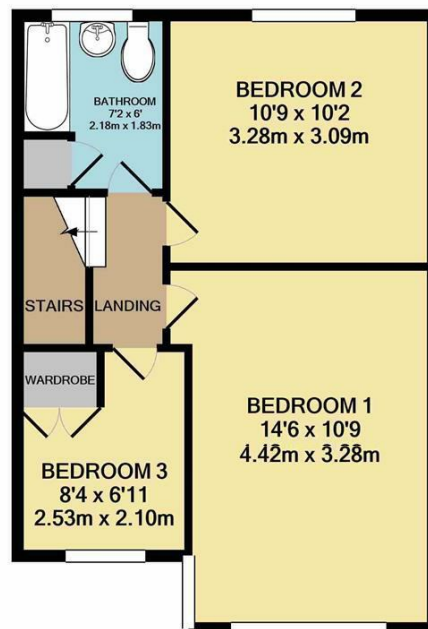
#### FREE MARKET APPRAISAL

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 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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