WORTHINGTON ESTATES

55, Lime Tree Road
Bilbrook, Wolverhampton WV8 1NX

Offers in the region of £220,000

Lime Tree Road is a well-established residential location offering an excellent balance of village surroundings and day-to-day convenience. The area is particularly popular with families due to its well-regarded local schooling, green spaces and accessible transport links.

Positioned on a substantial corner plot and offered to the market with no upward chain, the property briefly comprises a porch entrance, reception hall, spacious living room, additional sitting/dining room, kitchen and conservatory. To the first floor are two double bedrooms, a family bathroom and a study which could also be utilised as a nursery or a dressing room.

Externally, the property benefits from a driveway and detached garage providing ample off-road parking, whilst to the rear is a substantial garden.

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LOCATION

Bilbrook and neighbouring Codsall provide a wide range of amenities including independent shops, supermarkets, cafés, pubs, doctors' surgeries and leisure facilities, while Wolverhampton city centre is only a short drive away. The area also benefits from nearby countryside walks and open green spaces, giving the location a more semi-rural feel whilst remaining highly practical for commuters.

The property is conveniently positioned for a number of well-regarded schools including Lane Green First School, Bilbrook CofE Middle School and Codsall Community High School.

For commuters, Bilbrook railway station is within easy reach and provides regular services towards Wolverhampton, Birmingham and Shrewsbury, whilst nearby road links offer straightforward access to the M54, M6 and wider West Midlands motorway network. Local bus services also operate through the area.

FRONT

Featuring a driveway with lawned areas to either side, with gated access to the rear garden.

ENTRANCE HALL

Featuring carpeted flooring, a radiator, a window to the side elevation, doors leading into the living room and kitchen, and a staircase rising to the first floor.

LIVING ROOM

13'10" x 13'0" (4.24 x 3.97)

A spacious room featuring carpeted flooring, a radiator, and doors leading into the sitting/dining room, kitchen and conservatory.

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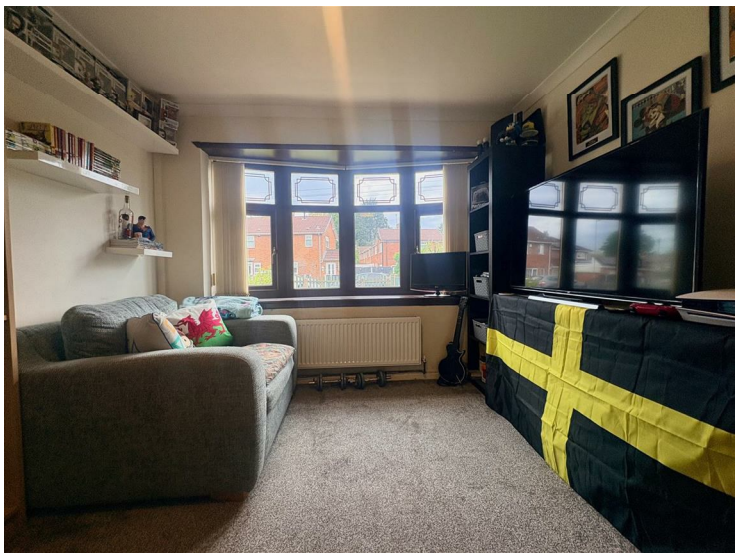
SITTING/DINING ROOM
9'11" x 8'8" (3.04 x 2.65)



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

KITCHEN
12'3" x 8'9" (3.74 x 2.69)

The kitchen is fitted with a range of wall and base units complemented by laminate work surfaces, with integrated appliances including a gas oven and gas hob with extractor hood over. Dual-aspect windows to the front and rear elevations allow plenty of natural light to fill the room, while additional features include laminate flooring, a radiator, a useful pantry, space and plumbing for white goods, and a door opening directly onto the rear patio.

LANDING
Featuring carpeted flooring, an airing cupboard, window to the side elevation, and doors leading to the bathroom, bedrooms and study/nursery.

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PRINCIPAL BEDROOM
10'11" x 9'11" (3.34 x 3.04)

Featuring carpeted flooring, a radiator, and a range of fitted furniture including wardrobes and over-bed storage, with a window to the front elevation.

BEDROOM TWO
9'11" x 9'11" (3.04 x 3.03)

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

STUDY/NURSERY
6'0" x 5'3" (1.83 x 1.62)

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

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BATHROOM
6'0" x 5'6" (1.83 x 1.70)

Featuring tiled flooring and fully tiled walls, a concealed cistern WC, wash basin set within a vanity unit, and a panel bath with shower over. With an obscure window to the rear elevation.

REAR

To the rear is an enclosed garden, mainly laid to lawn and offering a good degree of privacy, with a patio area and external water supply. A gate at the rear of the garden provides access to the side, leading to the garage and front elevation.

CONSERVATORY
11'11" x 11'6" (3.65 x 3.52)

Featuring tiled flooring, a ceiling light with fan, and surrounding windows overlooking the rear garden.

GARAGE
15'10" x 8'0" (4.83 x 2.44)
Featuring power and windows to the side elevation.

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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.

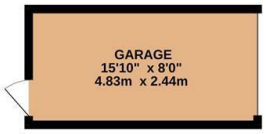
FIXTURES AND FITTINGS
Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

POSSESSION
Vacant possession will be given on completion.

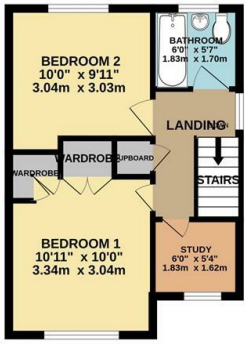
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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.

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
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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 as to their operability or efficiency can be given.
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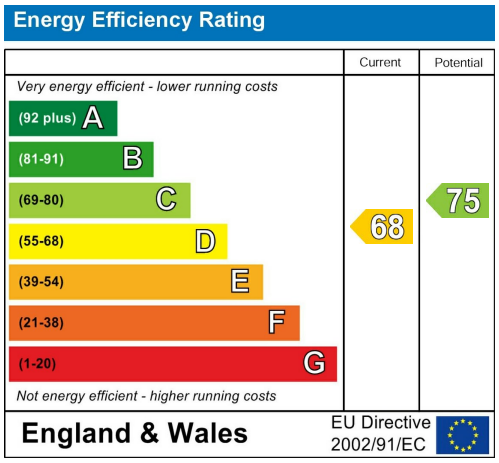

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The Property Ombudsman