



**60, Cherry Tree Lane
Bilbrook, Wolverhampton, WV8 1NW**

Offers in the region of £160,000

Offered to the market with no upward chain, this spacious and well-proportioned three-bedroom maisonette enjoys a convenient position within easy reach of Birches Bridge, Codsall Village and excellent transport links. Ideal for first-time buyers or investors alike, with 87 years remaining on the lease and an EPC rating of C, the property offers generous accommodation, well-maintained gardens and excellent value for money.

The accommodation is thoughtfully arranged and comprises an entrance hall, comfortable living room, spacious kitchen/diner, three bedrooms — including two generous doubles — together with a shower room and separate WC. The property further benefits from gas central heating and gardens to both the front and rear.

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FRONT



To the front is a well-maintained lawned garden with mature hedging and a paved footpath leading to the front entrance and the side passage entrance.

ENTRANCE HALL

Featuring carpeted flooring, radiator, and a front-aspect window, with a door leading to the living room and staircase rising to the first floor.

LIVING ROOM

12'9" x 11'4" (3.90 x 3.47)



A comfortable room with carpeted flooring, radiator, front-aspect window and door to the kitchen/diner.



KITCHEN / DINER

17'8" x 10'0" (5.41 x 3.05)



A spacious kitchen/diner with ample room for a dining table, featuring under-stairs storage, a range of wall and base units with laminate worktops, radiator, and rear-aspect windows. The kitchen includes an integrated electric oven and hob, with further space for freestanding appliances.

A door leads to the side passage.

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SIDE PASSAGE / HALL

A useful covered passage providing access from the front to the rear of the property, offering excellent additional storage space, with doors to the rear garden, and stores.

LANDING

Providing access to three bedrooms, shower room, separate WC, and airing cupboard.

BEDROOM ONE

12'10" x 10'3" (3.92 x 3.14)



Featuring overbed wardrobes, carpeted flooring, radiator, and a front-aspect window.



BEDROOM TWO

11'3" x 11'1" (3.43 x 3.38)



A second double bedroom featuring carpeted flooring, radiator, built-in storage cupboard, and a rear-aspect window.

BEDROOM THREE

10'3" x 8'0" (3.14 x 2.44)

Featuring carpeted flooring, radiator, and a front-aspect window.

SHOWER ROOM



Featuring a walk in shower with dual showerheads, heated towel rail, laminate flooring, vanity unit with integrated hand wash basin, and an obscure rear-aspect window.

WC



Featuring a close coupled WC, linoleum flooring, and an obscure rear-aspect window.

REAR



To the rear is a well-presented, enclosed garden laid with low-maintenance artificial lawn.

VIEWING

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

TENURE

We believe this property to be LEASEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

LEASEHOLD

We have been informed by the Vendor(s) that the service charge is currently 212.89 per annum, the ground rent is £10.00 per annum and there are 87 years and 11 months remaining on the lease as at February 2026.

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.

SERVICES

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

FLOOR PLANS

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

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

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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.

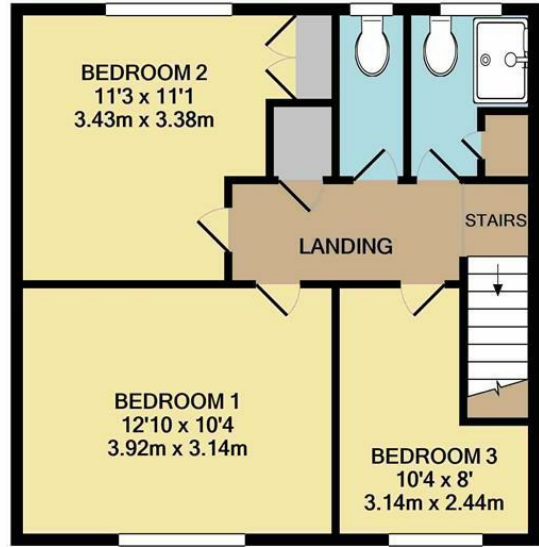
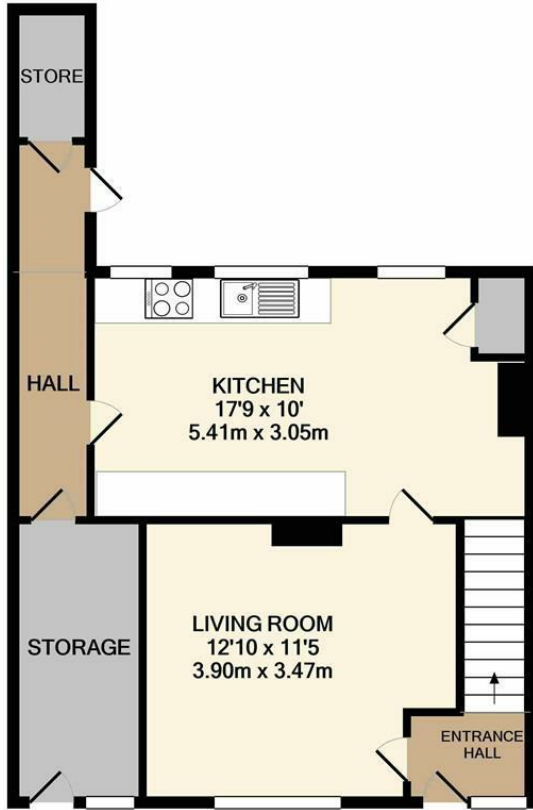
FREE MARKET APPRAISAL

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.

COUNCIL TAX BAND - A

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.





GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	