WORTHINGTON ESTATES

4, Cherry Tree Lane
Bilbrook, Wolverhampton, WV8 1NL

Offers in the region of £265,000

A well-presented three-bedroom semi-detached family home, ideally positioned in a popular and convenient location within the sought-after village of Bilbrook.

Having been well maintained by the current owners, the property offers well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall, a sitting/dining room, a bright and spacious living room with patio doors opening onto the rear garden, and an extended kitchen incorporating a useful utility and seating area. To the first floor are two double bedrooms, a third single bedroom, and a family bathroom. To the front, the property enjoys an attractive outlook with a neatly maintained lawn, while to the rear is a delightful south-easterly facing garden, providing an excellent space for outdoor dining, entertaining, or simply relaxing in the sun.

The property is conveniently located close to a wide range of local amenities, including highly regarded schools, shops, parks, and leisure facilities. Bilbrook Train Station is within walking distance, offering regular rail services to Wolverhampton, Birmingham and Shrewsbury, making it an excellent choice for commuters. With excellent road links also nearby, the location combines everyday convenience with superb connectivity, making it ideal for families, professionals and first-time buyers alike.

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ENTRANCE HALL

Featuring laminate flooring, ceiling coving, a radiator, and a window to the front elevation. The hallway benefits from useful under-stairs storage and provides access to the sitting/dining room, living room, with staircase rising to the first floor.

SITTING/DINING ROOM

11'1" x 10'2" (3.4 x 3.11)

Featuring laminate flooring, a radiator, ceiling coving, and window overlooking the rear garden.

LIVING ROOM

17'7" x 13'2" (5.36 x 4.02)

Featuring laminate flooring, an electric fireplace, ceiling coving, a radiator, and two windows to the front elevation, including an attractive bow window. A door provides access to the kitchen, while patio doors open onto the rear garden, allowing plenty of natural light and creating an excellent connection to the outdoor space.

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KITCHEN

23'7" x 6'6" (7.21 x 1.99)

The kitchen has been thoughtfully extended by the current owner, creating a practical and versatile space incorporating a useful utility area with space and plumbing for white goods, along with a fitted corner window seat providing additional storage. Refitted approximately two years ago, the kitchen features laminate flooring, a radiator, a stylish range of modern wall and base units with laminate worktops, windows to both the front and rear elevations, and an impressive roof lantern that floods the room with natural light.

LANDING

With carpeted flooring, a window to the front elevation, useful airing cupboard, and doors providing access to all three bedrooms and the family bathroom.

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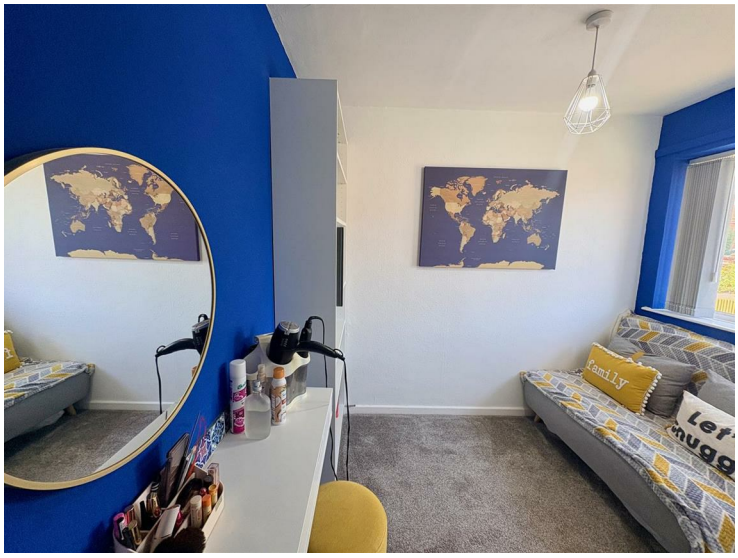
BEDROOM ONE
11'8" x 11'5" (3.56 x 3.50)

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

BEDROOM TWO
11'8" x 11'5" (3.57 x 3.50)

A good-sized second bedroom featuring carpeted flooring, a radiator, ceiling coving, and a window to the rear elevation.

BEDROOM THREE
8'1" x 8'0" (2.48 x 2.46)



Featuring carpeted flooring, a radiator, and window to the front elevation, with a loft hatch providing access to the roof space above.

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BATHROOM
8'1" x 7'6" (2.48 x 2.30)

Featuring tiled flooring, obscure glazed windows to the front and side elevations, a low-level WC, panelled bath, vanity unit incorporating a wash hand basin, and a separate shower enclosure with dual shower heads.

REAR

A pleasant south-easterly facing rear garden featuring a decked seating area, a neatly maintained lawn, and well-stocked borders. The garden also benefits from a substantial timber shed with power and lighting, together with gated rear access.

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.

POSSESSION
Vacant possession will be given on completion.

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.

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.

VIEWING

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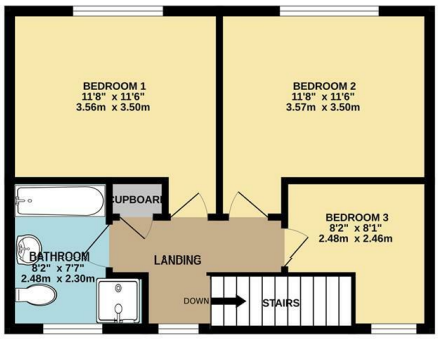
COUNCIL TAX BAND - B

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
556 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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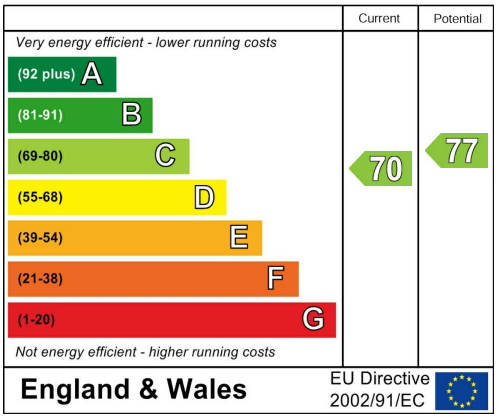
Energy Efficiency Rating



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The Property Ombudsman