



**40, Green Oak Road  
Bilbrook, Wolverhampton, WV8 1LB**

**Offers in the region of £285,000**

A deceptively spacious three-bedroom semi-detached bungalow, occupying a generous plot in a quiet and highly desirable location, within walking distance of the excellent shops, schools and amenities of both Bilbrook and Codsall.

This property presents a fantastic opportunity to acquire a spacious bungalow with excellent potential to further enhance and personalise to individual tastes. Comprising three sizeable bedrooms, two of which are comfortable doubles, a spacious and light-filled living room, a kitchen/diner, a bathroom and a useful utility area. The property also benefits from an attached garage. Externally, the bungalow enjoys a beautifully maintained frontage, including a driveway providing ample off-road parking and access to the garage and the utility. To the rear is a well-proportioned garden with patio.

Further benefits include double glazing and gas central heating throughout. The property is offered to the market with no upward chain, allowing for a straightforward purchase.

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### LOCATION

Situated in a popular yet quiet residential area just off Wesley Road, this property enjoys a highly convenient position within walking distance of the local schools, Birches Bridge shopping precinct and Codsall Village centre.

The area is well served by a range of local shops and amenities, along with excellent transport links, including regular bus services to surrounding areas, and Bilbrook train station also within easy walking distance.

### FRONT



An attractive and beautifully maintained frontage, having an area of lawn with borders stocked with shrubs and evergreens, and a block brick driveway affording off road parking for two vehicles, leading to the garage, the utility room and the entrance porch.



### ENTRANCE PORCH



Featuring a full-length window to the side, allowing for plenty of natural light, along with carpeted flooring, a radiator and a useful cloaks cupboard.

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### KITCHEN/DINER

15'0" x 10'8" (4.58 x 3.27)



Featuring tiled flooring, a radiator and dual-aspect windows to the front and side, allowing for an abundance of natural light. Fitted with a range of base and wall units with laminate worktops, incorporating a 1.5 bowl composite sink. There are also two useful storage cupboards, one of which benefits from power sockets and a window to the side. The room offers ample space for a dining table, ideal for everyday family living. With doors leading to the inner hall and utility.



### LIVING ROOM

18'2" x 11'11" (5.54 x 3.64)



Featuring carpeted flooring, a radiator, a bow window to the front elevation allowing for plenty of natural light, and a brick-built fireplace with gas fire and brick detailing either side. With a door leading through to the inner hall.



### INNER HALL

Having solid wood flooring, a radiator and a loft hatch. With doors leading to the bathroom, kitchen and the three bedrooms.

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### BEDROOM ONE

13'2" x 8'2" (4.02 x 2.51)



Featuring carpeted flooring, a radiator and a comprehensive range of fitted furniture, comprising wardrobes with overhead storage, a dressing table and drawers, providing excellent storage solutions. With window to the rear elevation.

### BEDROOM TWO

10'8" x 9'9" (3.27 x 2.99)



A second sizeable double bedroom featuring solid wood flooring, a radiator and a window to the rear elevation.



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### BEDROOM THREE

9'9" x 8'0" (2.99 x 2.44)



A generously proportioned third bedroom featuring solid wood flooring, a radiator and a window to the rear elevation. This versatile room could also be utilised as a nursery or home office.

### UTILITY

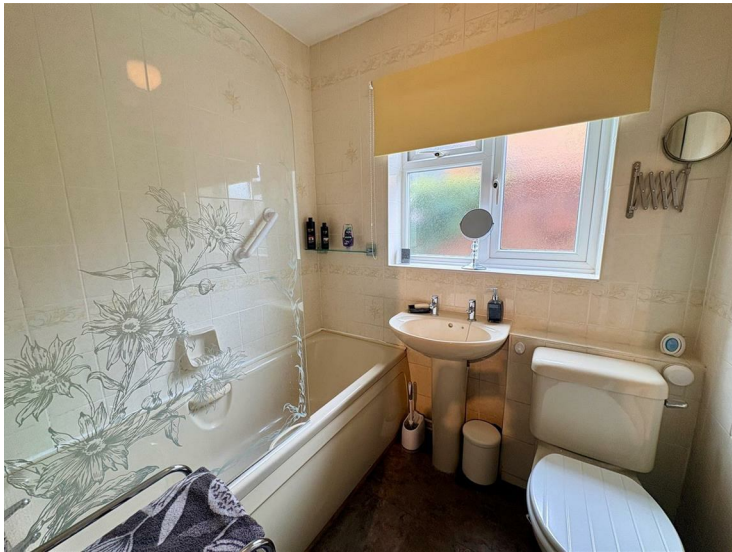
11'5" x 8'1" (3.49 x 2.47)



A useful utility space having linoleum flooring, space and plumbing for white goods, a laminate worktop and a circular sink. With a door providing direct access to the rear garden.

### BATHROOM

6'3" x 5'5" (1.93 x 1.67)



Featuring linoleum flooring, a radiator and an obscure window to the side elevation. Fitted with a suite comprising a panel bath with shower over, a pedestal wash hand basin and a close coupled WC.

### REAR



A well-maintained rear garden featuring a paved patio, stocked borders and an external water supply. A stepping stone pathway leads across the lawn to the rear of the garden, to a decorative crazy paved area.

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### **GARAGE**

16'0" x 8'1" (4.89 x 2.47)

Featuring concrete flooring, power sockets, an up and over door, window to the rear and a door providing access to the utility.

### **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 - 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.

### **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.

### **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.

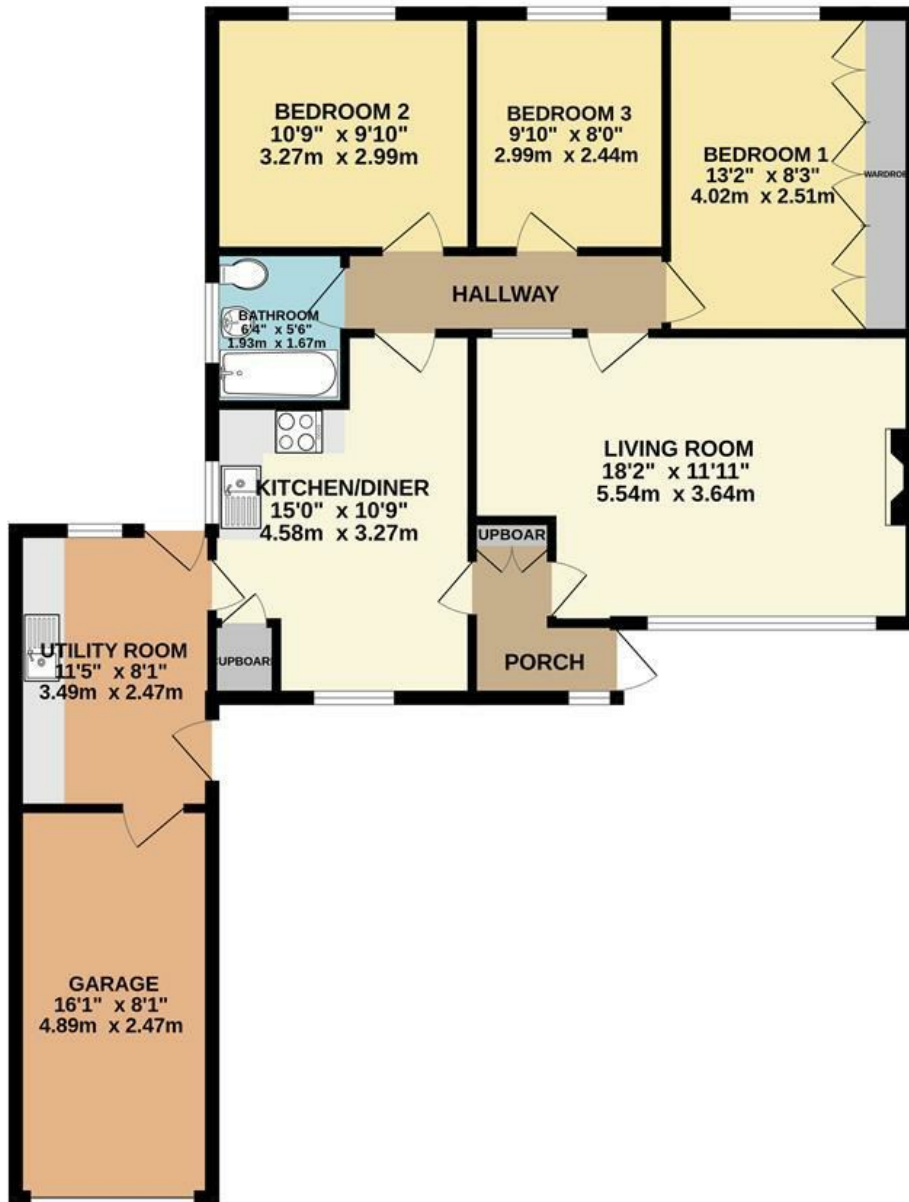
### **VIEWING**

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

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GROUND FLOOR  
997 sq.ft. (92.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	