



Yolo

Connells

Billars Close
Bilbrook Codsall Wolverhampton

Billars Close Bilbrook Codsall Wolverhampton WV8 1FQ

for sale offers in the region of
£275,000



Property Description

Connells Wolverhampton are delighted to present to market this modern two bedroom semi detached home in a popular location. Beautifully presented and within walking distance to the local village boasting a variety of general amenities, this home promises to be the perfect choice for first time buyers. Viewing is highly recommended to appreciate this fantastic starter home, to arrange a viewing call Connells today to book your viewing.

Internally comprising a welcoming entrance hall, lounge, stylish fitted kitchen diner with adjoining utility bay and downstairs wc. Upstairs there are two double bedrooms and modern bathroom with bath and separate shower cubicle. Externally the property boasts a double driveway to front with EV charging and a well maintained garden to rear ideal for relaxing with friends and family.

The Location & Area

Set to the north west of Wolverhampton in the village of Bilbrook in South Staffordshire. This highly desirable location has all the amenities that you would expect including a local rail service, highly regarded local schools, village church and two rows of shops. The nearest hospital is approximately two and a half miles away. The most noteworthy school in the area is Birches First school.

Entrance Hall

Double glazed door to front, central heating radiator, stairs to first floor landing.

Lounge

13' 10" max x 12' 3" max (4.22m max x 3.73m max)
Double glazed window to front, central heating radiator, understair storage cupboard.

Kitchen Diner

12' x 9' 10" (3.66m x 3.00m)
A range of wall and base units with work surfaces above, sink and drainer, electric oven, gas hob, integrated fridge freezer, dishwasher, central heating radiator, double glazed patio doors to rear leading to garden with matching side panels, access to utility bay.

Utility Bay

Plumbing for appliances.

Downstairs Wc

Wc, wash hand basin, central heating radiator, extractor fan.

First Floor Landing

Loft access with a drop down ladder, doors to various rooms.

Bedroom One

15' 9" x 9' (4.80m x 2.74m)

Double glazed window to rear, central heating radiator.

Bedroom Two

15' 9" max x 7' 10" (4.80m max x 2.39m)

Two double glazed windows to front, central heating radiator, storage cupboard.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps, shower cubicle, heated towel rail, part tiled walls, extractor fan, laminate floor.

Outside Front

Double driveway, EV charging point to side, shrubs to front.

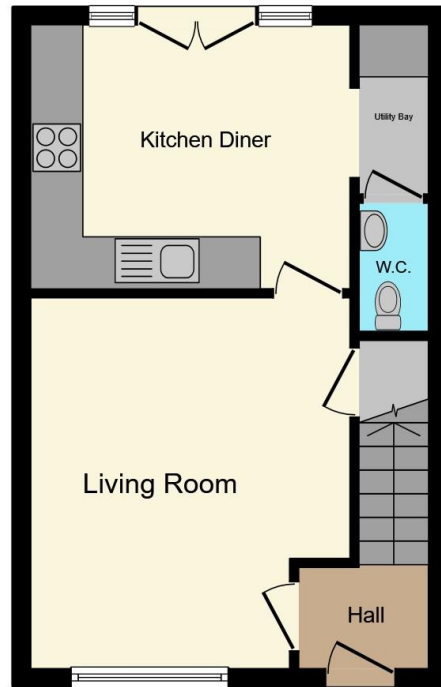
Outside Rear

Patio, lawn, storage shed, outdoor tap, gated side access.

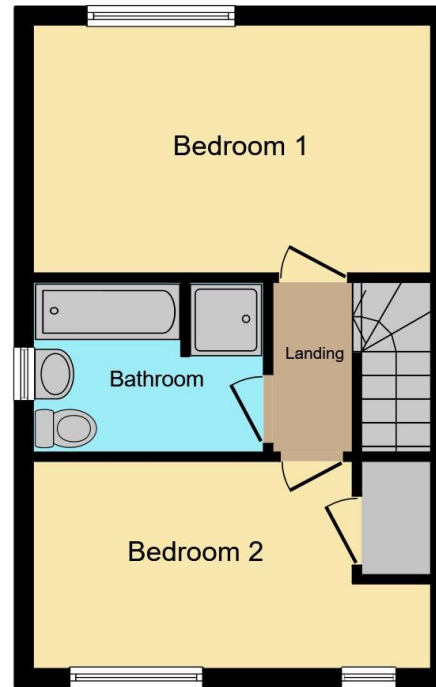








Ground Floor



First Floor

Total floor area 67.7 m² (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335206



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