



**15, Homefield Road
Bilbrook, WV8 1JN**

Offers in the region of £250,000

An attractive and well-presented semi-detached property occupying a pleasant cul-de-sac position within this highly sought-after residential area of Bilbrook. Conveniently located within walking distance of a range of local shops, schools, amenities and transport links, this delightful home offers well-proportioned accommodation in a convenient and popular location.

The well-maintained accommodation briefly comprises a bright and spacious living room, a charming country-style kitchen/diner with pantry, separate utility room, two bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking, an area of front lawn and an attached garage. To the rear, a beautifully maintained private garden provides an attractive outdoor space, perfect for relaxing and entertaining.

Offered to the market with no upward chain, this delightful home presents an excellent opportunity for purchasers seeking a property in a convenient and highly regarded location. The property also offers excellent scope for extension, subject to the necessary permissions.

15 Homefield Road, Bilbrook, WV8 1JN

LOCATION

Homefield Road enjoys a desirable position within the popular village of Bilbrook, conveniently situated close to a wide range of local amenities, well-regarded schools and excellent transport links. Bilbrook railway station is just a short walk away, while the nearby village centres of Bilbrook and Codsall offer an excellent selection of shops, eateries and everyday services.

LIVING ROOM

14'10" x 12'10" (4.53 x 3.93)



The front door opens into a bright and spacious living room, featuring a bow window to the front elevation that allows plenty of natural light to flood the room. A feature inset fireplace incorporating a wood-burning stove creates an attractive focal point, complemented by fitted shelving to either side. The room also benefits from wooden flooring and a radiator, with a staircase rising to the first floor and a door leading through to the kitchen/diner.



KITCHEN/DINER

14'10" x 9'0" (4.53 x 2.76)



The kitchen/diner is fitted with an attractive range of beadboard-style wall and base units complemented by wooden work surfaces and a feature double Belfast-style ceramic sink. Finished with practical vinyl flooring, the room offers ample space for a dining table, creating an ideal setting for everyday family meals and entertaining.

Additional features include a useful walk-in pantry accessed via double doors, internal access to the garage, and a patio door with adjoining glazed side panel opening onto the rear garden, allowing for plenty of natural light.



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UTILITY

10'5" x 6'2" (3.20 x 1.88)

The utility room features vinyl flooring together with a range of wall and base units. There is space and plumbing for a washing machine and tumble dryer beneath a useful worktop. Doors provide convenient access to the garage and rear garden.

LANDING

Featuring carpeted flooring, a window to the side aspect and doors to the bedrooms and bathroom.

BEDROOM ONE

14'10" x 11'3" (4.53 x 3.43)



A generous double bedroom featuring wall-to-wall fitted wardrobes providing excellent storage, together with an additional built-in cupboard. Further features include carpeted flooring, a radiator and a window to the front elevation.



BEDROOM TWO

9'0" x 8'9" (2.76 x 2.68)



A small double bedroom featuring carpeted flooring, a radiator, a window to the rear elevation and a loft hatch providing access to the roof space above.

BATHROOM

6'0" x 5'10" (1.85 x 1.80)



The bathroom is well appointed with a white suite comprising a WC, pedestal wash hand basin and panelled bath with handheld shower attachment and shower over. Further features include vinyl flooring, a chrome heated towel rail and an obscured glazed window to the rear elevation.

GARAGE

11'5" x 6'2" (3.49 x 1.88)

An attached garage benefitting from power, lighting and plumbing, offering excellent storage and potential for a variety of uses.

REAR



To the rear, the property enjoys a beautifully maintained and private garden, featuring a full-width patio, a well-kept lawn, an attractive crazy-paved seating area positioned at the foot of the garden, and borders planted with a variety of shrubs and evergreen plants. Further benefits include two useful timber stores and an external water supply.



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.

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.

SERVICES

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

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.

COUNCIL TAX BAND B

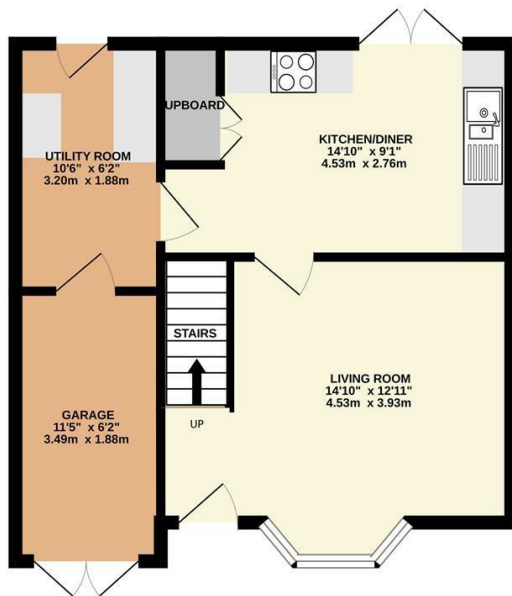
South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FLOOR PLANS

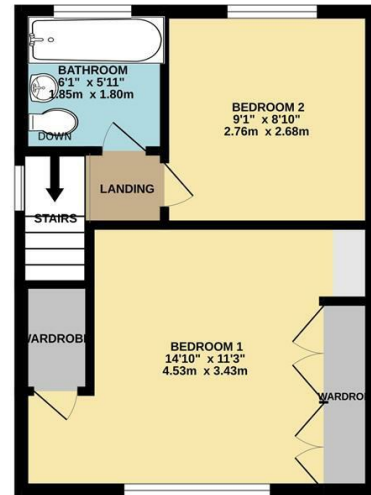
Where shown, the plan is for illustration purposes only and is not to scale.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.4 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	