



**5 Ringhills Road  
Bilbrook, Wolverhampton WV8 1LE**

**Offers in the region of £215,000**

5 Ringhills Road is a well presented 3 bedroom mid terrace family home which enjoys a quiet location within short walking distance of excellent local schools and amenities and is offered to market with no upward chain.

Since purchasing the property in 2017 the current owners have maintained the property well having new carpets fitted throughout, a new bathroom in 2023 and a new boiler in 2020.

The accommodation, in brief, comprises entrance hall, breakfast kitchen, ground floor wc, lounge, family bathroom and three bedrooms. The property benefits from a good size garden to the rear and has double glazing and gas central heating throughout.

## LOCATION

Located in a popular residential area, this property is conveniently situated with St. Nicolas C of E, the high school, the middle school, Birches Bridge shopping precinct, Codsall village centre and Bilbrook train station all within walking distance.

The area is well served by local shops and amenities having excellent transport links with regular bus services to the surrounding areas, along with easy access to the M54 and M6 motorways.

## FRONT



To the front of the property there is a gate opening onto a footpath that leads up to the front entrance door. There is an area of lawn and mature hedges that neatly enclose the front garden.

## ENTRANCE HALL

Having tile flooring, doors to the kitchen, wc, lounge and to the spacious under stairs storage.

## BREAKFAST KITCHEN

10'2" x 8'8" (3.12 x 2.66)

Having wall and base units, stainless steel sink and drainer, radiator, space and plumbing for white goods, window to the front and integrated electric oven with gas hob and extractor over. With ample space for a table.



## WC



Having tile flooring, wall hung hand washbasin, chrome heated towel rail and obscure window to the front.

**LOUNGE**

16'0" x 14'9" (4.88 x 4.51)



A well proportioned room having carpeted flooring, radiator, window to the rear, fireplace recess and door leading to the inner hall.



**INNER HALL**

Having carpeted flooring, door to the rear garden and stairs to the first floor.

**LANDING**

Having carpeted flooring and doors to the bathroom and the three bedrooms. With loft hatch providing access to the space above which has ladders, electricity and is boarded.

**BEDROOM ONE**

12'11" x 10'2" (3.96 x 3.10)



A spacious bedroom having carpeted flooring, radiator, built in wardrobe and window to the rear.



**BEDROOM TWO**

12'11" x 8'7" (3.94 x 2.63)



Having carpeted flooring, radiator and window to the front.

**BEDROOM THREE**

9'1" x 8'11" (2.79 x 2.72)



Having carpeted flooring, radiator, built in wardrobe and window to the rear.



## BATHROOM

7'8" x 5'7" (2.34 x 1.71)



Having part tiled walls, lino flooring, chrome heated towel rail, white suite consisting of panel bath with shower over, vanity unit with recessed wc and hand washbasin set within.

## REAR



A generous rear garden having lawn, planting borders, mature shrubs, gate to the side and path leading to the wooden stores.



## 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.

## POSSESSION

Vacant possession will be given on completion.

## SERVICES

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

## 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

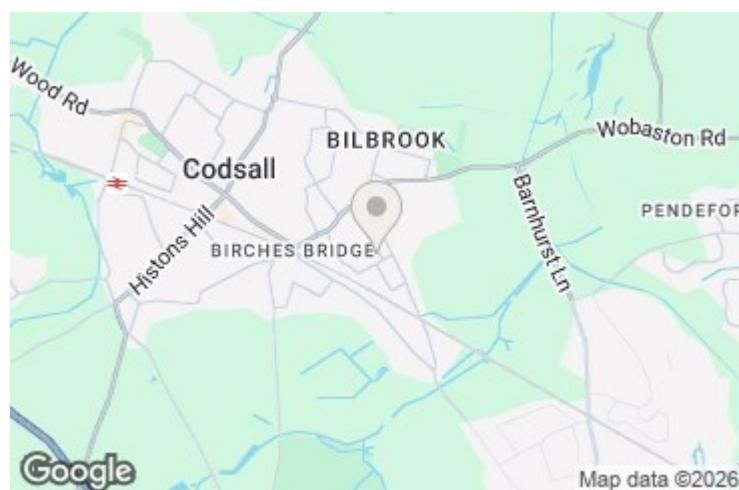
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

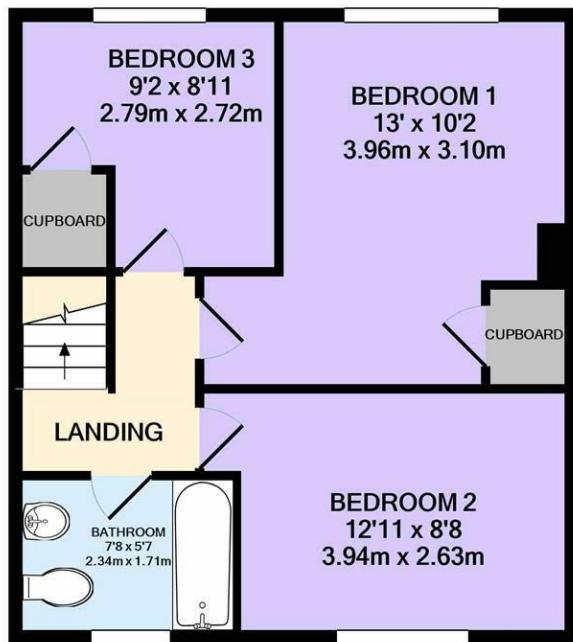
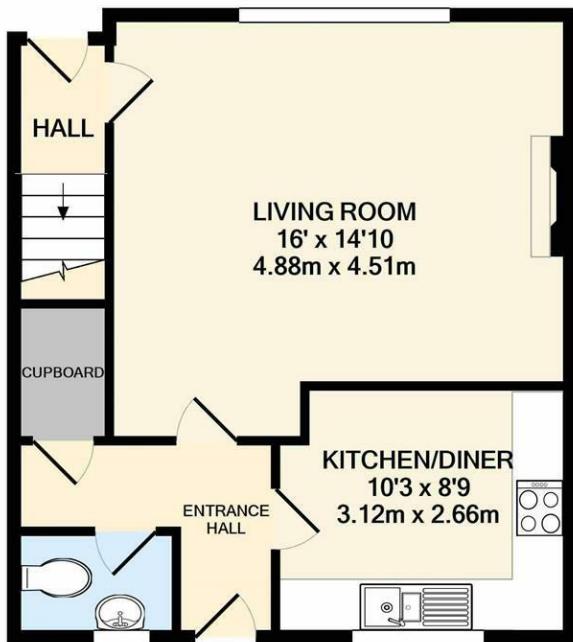
## COUNCIL TAX BAND - B

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  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	