



**60, Cherry Tree Lane
Bilbrook, Wolverhampton, WV8 1NW**

£170,000

Offered to the market with no upward chain, 60 Cherry Tree Lane is a spacious three-bedroom maisonette, perfectly positioned for easy access to a wide range of amenities, including local shops, excellent schools, train station and public transport services.

The well-proportioned accommodation comprises an entrance hall, living room, spacious kitchen/diner, three bedrooms, a shower room, and a separate WC, and further benefits from gas central heating throughout and well maintained gardens to both the front and rear.

The property has 87 years remaining on the lease and an EPC rating of C.

FRONT



To the front is a well maintained lawned garden with mature hedges and a paved footpath leading to the front entrance door and to the side passage entrance.

ENTRANCE HALL

Featuring carpeted flooring, radiator and window to the front. With door leading into the living room and staircase to the first floor.

LIVING ROOM

12'9" x 11'4" (3.90 x 3.47)



A comfortable space having radiator, carpeted flooring, door to the kitchen/diner and window to the front.



KITCHEN / DINER

17'8" x 10'0" (5.41 x 3.05)



A spacious kitchen with ample space for a dining table, featuring under stairs storage, wall and base units with laminate worktops, radiator and windows to the rear. The kitchen benefits from an integrated electric oven and hob, with plenty of space for freestanding appliances.

With door to the side passage.





SIDE PASSAGE / HALL

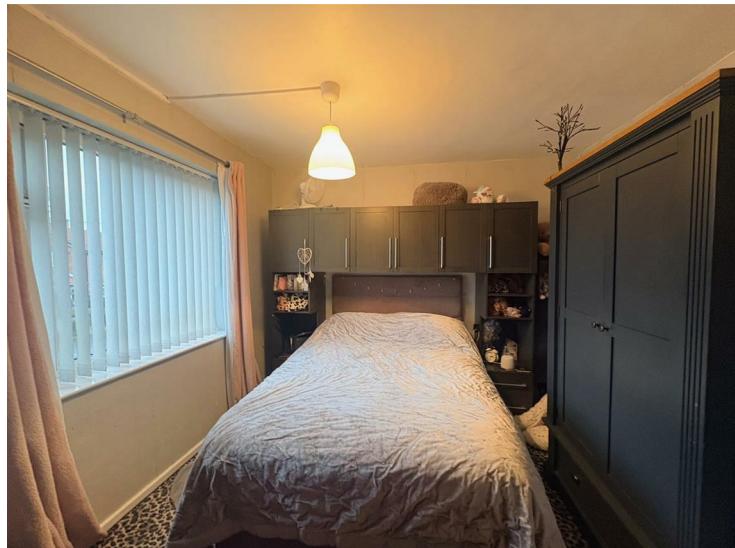
A useful space providing covered access from the front to the rear of the property and offering plenty of useful additional storage space. With door to the front and doors leading to the rear garden and stores.

LANDING

With doors to the three bedrooms, shower room, WC and airing cupboard.

BEDROOM ONE

12'10" x 10'3" (3.92 x 3.14)



Featuring overbed wardrobe, carpeted flooring, radiator and window to the front.

BEDROOM TWO

11'3" x 11'1" (3.43 x 3.38)



A second double bedroom featuring radiator, built in storage, carpeted flooring and window to the rear.

BEDROOM THREE

10'3" x 8'0" (3.14 x 2.44)

Featuring carpeted flooring, radiator and window to the front.

SHOWER ROOM



Featuring shower enclosure with dual showerheads, heated towel rail, laminate flooring, vanity unit with integrated hand washbasin and obscure window to the rear.

WC



Featuring WC, lino flooring and obscure window to the rear.

REAR



To the rear, the property benefits from a well-presented, fully enclosed garden, laid with low-maintenance astroturf.

VIEWING

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

TENURE

We believe this property to be LEASEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

LEASEHOLD

We have been informed by the Vendor(s) that the service charge is currently 212.89 per annum, the ground rent is £10.00 per annum and there are 87 years and 11 months remaining on the lease as at February 2026.

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.

FLOOR PLANS

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

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.

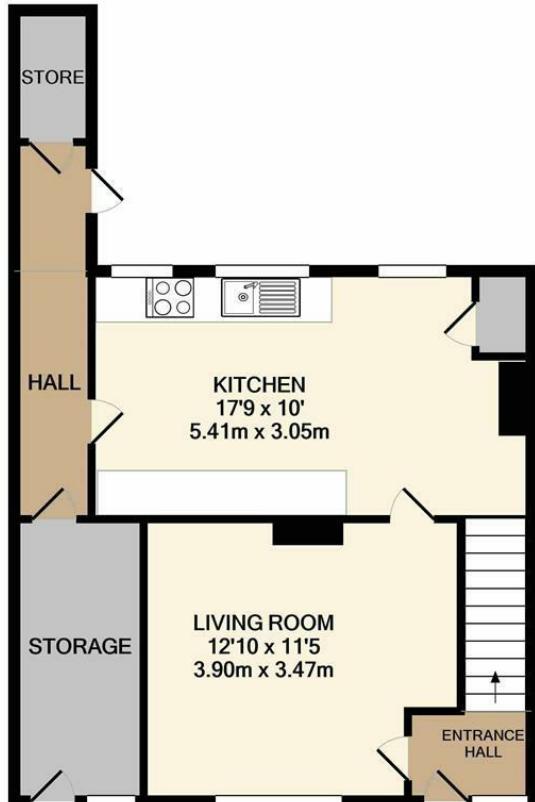
FREE MARKET APPRAISAL

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.

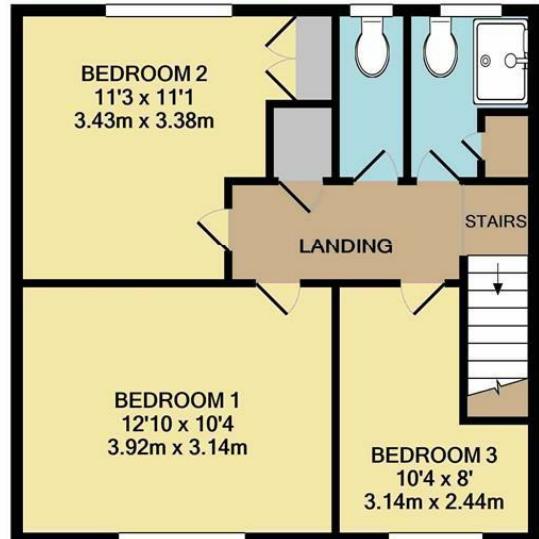
COUNCIL TAX BAND - A

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
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.4 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		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	