



WORTHINGTON ESTATES



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

Offers in the region of £219,000

Offered to the market with no upward chain, 5 Ringhills Road is a well-presented and well-maintained three-bedroom mid-terrace family home, ideally situated in a quiet location within walking distance of excellent local schools and amenities.

The owners have made a number of notable improvements over recent years, including new carpets throughout, a refitted bathroom in 2023, and a new boiler installed in 2020. More recently, in April 2026, the roof has been updated with a complete replacement of the tiles, along with new soffits and gutters to both the front and rear.

The accommodation briefly comprises an entrance hall, breakfast kitchen, guest WC, and spacious lounge, with three bedrooms and a family bathroom to the first floor. The property further benefits from double glazing, gas central heating, and a generously sized rear garden.

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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, a gated footpath leads to the entrance door, with a neatly maintained lawn and mature hedging providing an enclosed frontage.

ENTRANCE HALL

Featuring tiled flooring, with doors to the kitchen, WC, lounge, and a generous under-stairs storage cupboard.

BREAKFAST KITCHEN

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

A well-equipped kitchen featuring a range of wall and base units with laminate worktops, stainless steel sink and drainer, radiator, and space and plumbing for white goods. With an integrated electric oven, gas hob and extractor over, front-aspect window, and ample space for a dining table.



WC



Featuring tiled flooring, wall-hung hand wash basin, close-coupled WC, chrome heated towel rail, and an obscure front-aspect window.

LOUNGE

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



A well-proportioned reception room featuring carpeted flooring, a radiator, and a window to the rear aspect allowing for natural light. The room further benefits from a fireplace recess and a door leading through to the inner hall.

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BEDROOM ONE

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



A spacious bedroom featuring carpeted flooring, a radiator, a built-in wardrobe, and a window to the rear aspect.



INNER HALL

Featuring carpeted flooring, with a door providing access to the rear garden and stairs rising to the first floor.

LANDING

Featuring carpeted flooring and doors leading to the bathroom and three bedrooms. A loft hatch provides access to the loft space, which is fitted with a ladder, lighting, and boarding for additional storage.

BEDROOM TWO

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



Featuring carpeted flooring, a radiator, and a window to the front aspect.

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BATHROOM

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



BEDROOM THREE

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



Featuring linoleum flooring and a chrome heated towel rail, the bathroom is fitted with a white suite comprising a panelled bath with shower over, and a vanity unit with integrated WC and hand wash basin.

REAR



"Featuring carpeted flooring, a radiator, a built-in wardrobe, and a window to the rear aspect.

A generous rear garden mainly laid to lawn, with well-stocked planting borders and mature shrubs, along with a gate to the side and a pathway leading to wooden storage shed.



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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

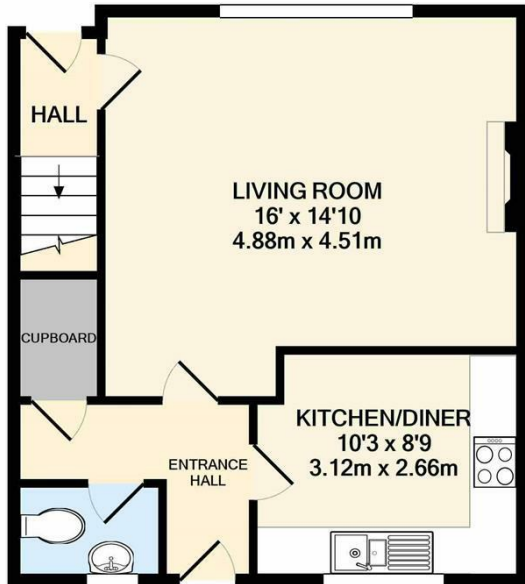
South Staffs CC- Please note if a property has been improved

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.

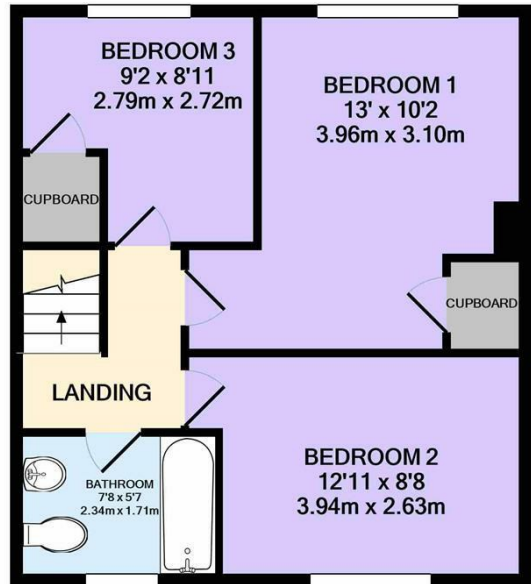
FLOOR PLANS

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.)



1ST 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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