



27, Marshall Way
Bilbrook, Wolverhampton, WV8 1FN
Asking price £119,070

PLEASE NOTE THAT THE ASKING PRICE IS ON A 45% SHARED OWNERSHIP BASIS. THE FULL FREEHOLD IS AVAILABLE TO PURCHASE AT AN ASKING PRICE OF £264,600.

27 Marshall Way is a stylish and impeccably presented two bedroom semi detached property positioned on the desirable Bilbrook Mill development, conveniently located to access the amenities and facilities in both Bilbrook and Codsall village and is offered to market with no upward chain.

Built in 2021, the accommodation briefly comprises : spacious living room, modern and well appointed dining kitchen, ground floor wc, two double bedrooms and a contemporary family bathroom providing a fantastic opportunity to purchase a 'ready to move into' property.

The property benefits from a driveway to the front, South facing garden to the rear, double glazing and gas central heating throughout and has the remainder of the 10 year NHBC warranty.

EPC rating : B

27 Marshall Way, Bilbrook, Wolverhampton, WV8 1FN

LOCATION

The property is conveniently situated with the highly regarded local schools, Birches Bridge shopping precinct and Codsall Village centre within walking distance. Bilbrook Village hall, playing fields with children's play park and skate park are a stones throw away.

The area is well served by transport links with the M54 being accessible and both Bilbrook and Codsall train stations within walking distance.

FRONT



Having a private tarmac driveway for two vehicles. With gated access to the rear of the property.



ENTRANCE

A composite front door opens into the entrance which has vinyl flooring, radiator, stairs to the first floor and door leading into the living room.

LIVING ROOM

15'11" x 13'1" (4.86 x 3.99)



A tastefully decorated living room having carpeted flooring, radiator and window to the front. With door leading into the kitchen.



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KITCHEN/DINER

15'11" x 10'5" (4.86 x 3.18)



A well-proportioned kitchen with ample space for a table. Having stylish wall and base units, radiator, butchers block worktops, 1.5 bowl stainless steel sink, lino flooring and window to the rear. Benefitting from integrated appliances including electric oven and hob with integrated hood over. With doors leading to the wc and the rear garden.



WC

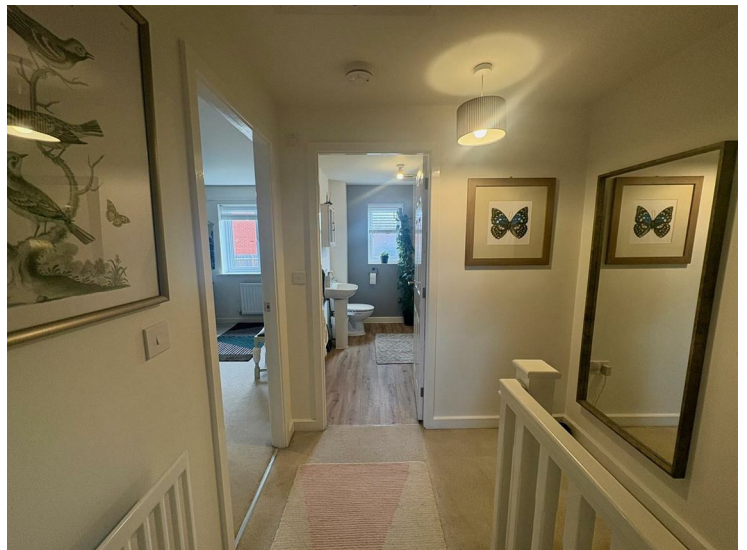
4'9" x 2'9" (1.46 x 0.86)



Having a pedestal wash basin, wc, radiator and lino flooring.

LANDING

9'2" x 8'10" (2.80 x 2.70)



Having carpeted flooring, loft hatch and doors to the bathroom and two bedrooms.



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BEDROOM ONE

15'11" x 10'5" (4.86 x 3.18)



A spacious bedroom having two windows to the front, radiator, carpeted flooring and a sizeable built in storage cupboard.

BEDROOM TWO

15'11" x 8'11" (4.86 x 2.74)



Having radiator, window to the rear and carpeted flooring.



BATHROOM

10'5" x 6'11" (3.18 x 2.12)



Having panel bath with shower over, pedestal wash basin with vanity unit over, wc, towel rail radiator, lino flooring and obscure window to the rear.



REAR



The rear garden is South facing, laid to lawn with a patio area, water source and timber garden store.



TERMS

The property can be sold on a Shared Ownership basis to a qualified buyer/s subject to the conditions imposed. The buyer/s must meet the following criteria :

- your household income is £80,000 a year or less
- you cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true :

- You are a first time buyer
- You used to own a home but cannot afford to buy a new one now
- You are forming a new leasehold, for example, after a relationship breakdown
- You are an existing shared owner and you want to move
- You own a home and want to move but cannot afford a new home that meets your needs

LEASEHOLD

On a 45% shared ownership, the total rent payable per calendar month is £380.53. There is a monthly service charge of £53.51 which is inclusive of building insurance (£22.06).

The lease length is 124 years as at October 2025.

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available.

MOBILE

Ofcom checker shows there is some limited coverage indoors with all four main four providers having likely coverage outdoors.

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.

COUNCIL TAX BAND - C

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.

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.

FLOOR PLANS

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

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.

POSSESSION

Vacant possession will be given on completion.

SERVICES

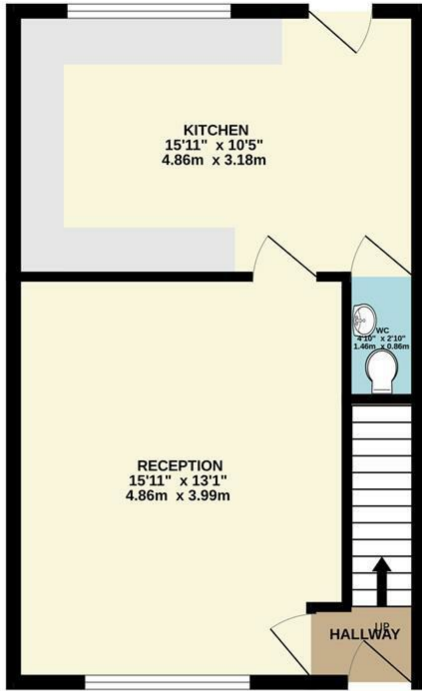
We are informed by the vendor that all mains services are connected.

VIEWING

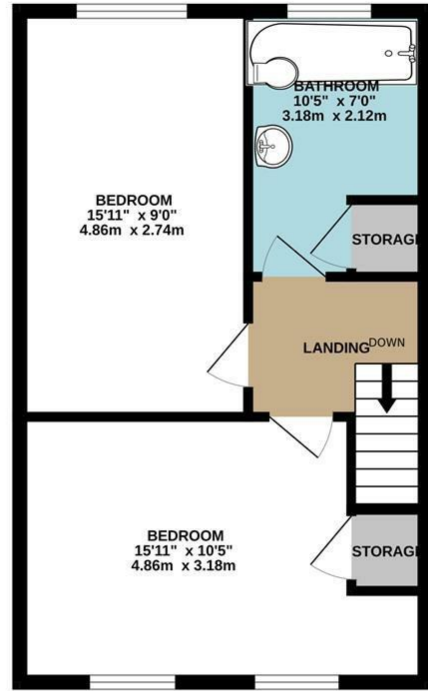
By arrangement through Worthington Estates Codsall office (01902) 847 358.



GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales EU Directive 2002/91/EC		