



**23, Crompton Court
Bilbrook, Wolverhampton, Staffordshire WV8 1GE**
Offers in the region of £172,500

AN EXTREMELY WELL PRESENTED TWO BEDROOM TERRACED BUNGALOW ON AN EXCLUSIVE WARDEN ASSISTED RETIREMENT COMPLEX FOR THE OVER 55's.

The property is pleasantly situated in a consistently popular and beautifully maintained retirement development with a comprehensive range of shops and amenities within easy reach.

The spacious accommodation briefly comprises entrance hall, living room, breakfast kitchen, two bedrooms and a shower room. The property benefits from gas-fired central heating, double glazed windows throughout, well maintained landscaped communal grounds and communal parking facilities. There is a warden-call and communal lounge available on site.

LOCATION

Located in a popular residential area in a quiet cul-de-sac, this property is conveniently situated with Birches Bridge shopping precinct and Codsall village centre 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 and Bilbrook and Codsall train stations also within walking distance.

ENTRANCE HALL

5'9" x 7'4" (1.76 x 2.26)



A spacious entrance hall having radiator, loft hatch providing access to the roof space above, door to the living room and doors leading to the two bedrooms, shower room and built in storage/cloaks cupboard.

LIVING ROOM

14'4" x 14'4" (4.39 x 4.37)



A comfortable and spacious living room with ample room for a dining table. Having radiator, window to the side, door to the kitchen and double glazed French door to the rear opening out onto the patio.



BREAKFAST KITCHEN

8'9" x 10'9" (2.69 x 3.28)



A well-proportioned kitchen having matching wall, base and drawer units, roll top work surfaces, 1.5 bowl composite sink with drainer and mixer tap, part tiled walls, radiator and window to the rear. With ample space for freestanding appliances and plumbing for washing machine.

PRINCIPAL BEDROOM

9'1" x 13'3" (2.78 x 4.05)



A well proportioned double bedroom having built in wardrobes, radiator and window to the side.

SHOWER ROOM

8'9" x 6'11" (2.68 x 2.12)



A modern shower room having radiator, airing cupboard, double walk in shower with dual showerheads, luxury white suite consisting of vanity unit with recessed WC and ceramic sink with mixer tap and an obscure window to the side.

FRONT



BEDROOM TWO

7'6" x 8'5" (2.31 x 2.59)



Having radiator and window to the front.

To the front of the property there is communal parking, areas of lawn, borders with mature planting and a pathway leading to the front entrance door.

REAR



To the rear of the property there is a small patio leading onto beautifully maintained communal gardens.



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 C

VIEWING

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

LEASEHOLD

We have been informed by the Vendor(s) that the current service charge is £133.96 per month, there is no ground rent and there is 75 years remaining on the lease as at July 2023.

SERVICES

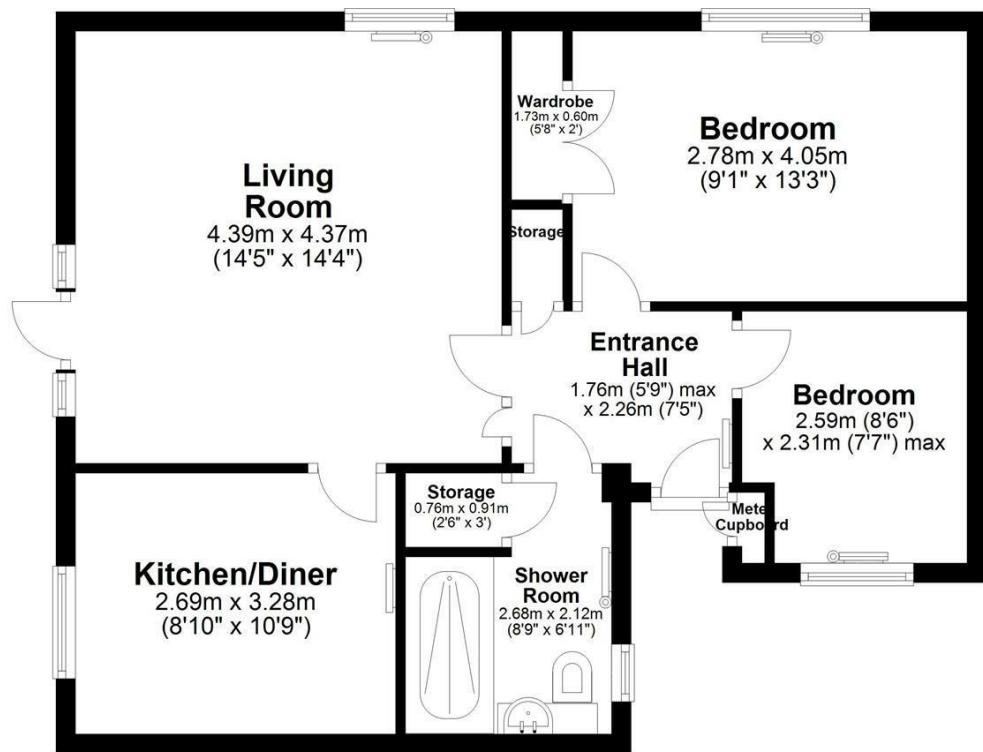
We are informed by the vendor that all mains services are connected.

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.

Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



Total area: approx. 58.4 sq. metres (628.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C	70	
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	