



2, Crompton Court
Bilbrook, Wolverhampton, Staffordshire WV8 1GE
Offers in the region of £185,000

A well presented two bedroom end terraced bungalow on an exclusive warden assisted retirement complex providing independent living for the over 55's.

Offered for sale with no upward chain the property is pleasantly situated in a popular and an extremely well maintained retirement development with a comprehensive range of shops and amenities within easy reach.

The accommodation briefly comprises entrance hall, spacious and bright living room, kitchen, two bedrooms and a bathroom. The property benefits from double glazing and gas central heating throughout, beautifully maintained communal grounds and a parking space to the front. There is a house manager, communal lounge and laundry on site and a 24 hour warden-call.

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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.

FRONT



The property had as attractive, low maintenance frontage with an area of lawn, driveway for off road parking for one vehicle and a path leading to the front door.

ENTRANCE HALL



Having doors to the two bedrooms, bathroom, living room and storage cupboard.

LIVING ROOM

14'6" x 14'1" (4.42 x 4.31)



A spacious and light filled room with ample room for a dining table. Having radiator, electric fireplace with marble surround, door to the kitchen, windows to the rear and door opening onto the rear patio.



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KITCHEN

11'11" x 7'2" (3.64 x 2.20)



Having wall and base units, built in storage cupboard and window to the rear. With space and plumbing for white goods.

BEDROOM TWO / DINING ROOM

10'6" x 7'2" (3.21 x 2.20)



A second bedroom which could be utilised as a dining room, having radiator and window to the front.



BEDROOM ONE

10'4" x 10'3" (3.16 x 3.14)



Having built in wardrobes, radiator and window to the front.

BATHROOM

7'2" x 6'5" (2.20 x 1.98)



Having, radiator, panel bath with shower over, pedestal hand washbasin, wc and airing cupboard.

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REAR



To the rear of the property is a private patio area and beautifully maintained communal gardens.



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 £181.02 per month, there is no ground rent and there are 72 remaining years on the lease as of June 2025.

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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

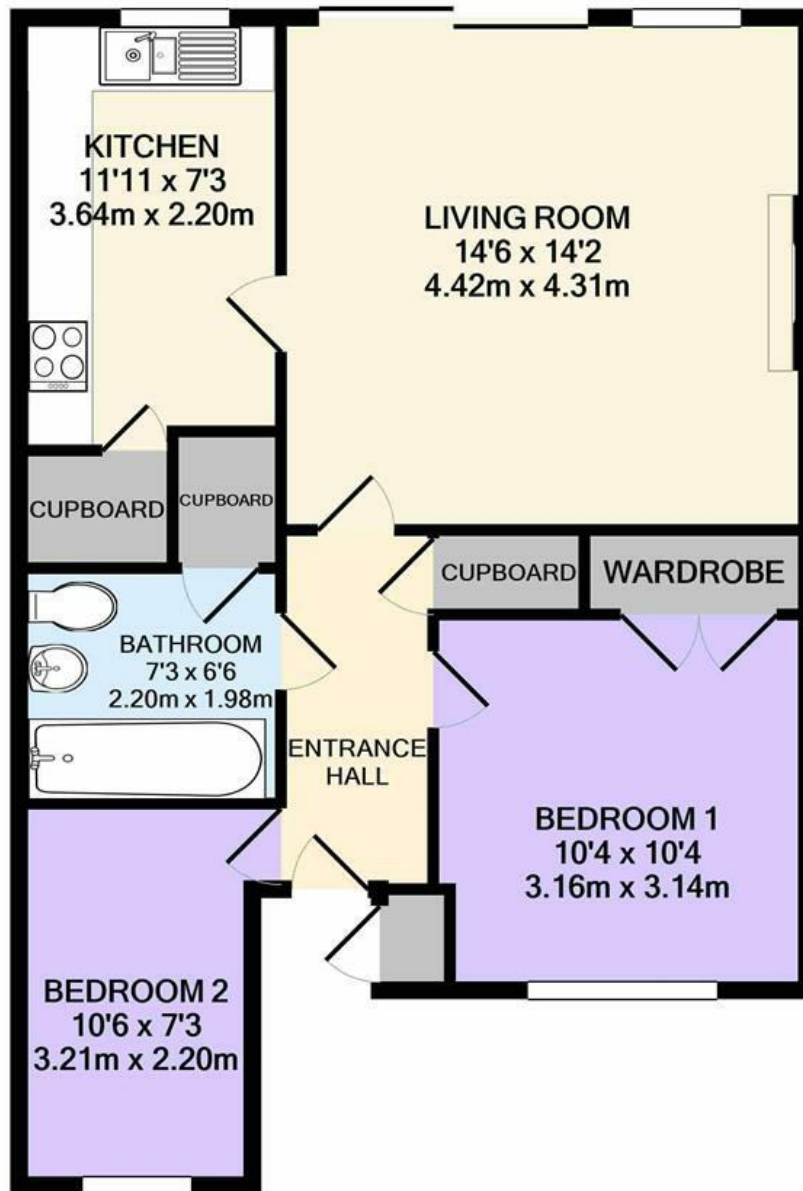
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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



TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)

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Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 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 | |