



**19, Green Oak Road  
Bilbrook, Wolverhampton, Staffordshire WV8 1LB  
Offers in the region of £260,000**

A well presented three bedroom semi detached family home in a fantastic location within short walking distance of excellent local schools and amenities.

The accommodation comprises of a spacious and welcoming hallway, guest wc, modern fitted kitchen, spacious living/dining room, family bathroom and three good sized bedrooms.

To the rear is an enclosed South facing garden and a garage. The property is double glazed throughout. All internal doors are Oak veneer and were replaced in 2020. The suite in the guest wc was fitted in 2021 and the bathroom was fully refurbished in 2023.

There is ample room to extend this property, subject to planning permission.

## **LOCATION**

Located in a popular yet quiet residential area off Wesley Road, this property is conveniently situated with the highly regarded local schools, 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 train station also within walking distance.

## **FRONT**



Having an area of lawn, ev charging point, driveway affording off road parking for two vehicles and double gates leading to the garage and the rear garden.

## **ENTRANCE HALL**



Having wooden flooring, radiator, stairs to the first floor with storage cupboard beneath and doors leading to the living room, kitchen and guest wc.

## **GUEST WC**



Having tile flooring, obscure window to the side and a new suite consisting of wc and wash basin set within vanity unit fitted in 2021.

## **LIVING AND DINING ROOM**

19'1" x 11'7" (5.82 x 3.55)



A spacious and light filled room having feature fireplace with multi fuel log burner, wooden flooring, plain coving to the ceiling, radiator, window to the front and French doors to the rear opening onto the garden.

The kitchen benefits from integrated appliances that include a fridge, freezer, dishwasher, washing machine, electric oven and induction hob.



#### LANDING



#### KITCHEN

8'0" x 9'10" (2.46 x 3.02)



Having loft hatch providing access to the roof space above, obscure window to the side, carpeted flooring and doors leading to the three bedrooms, family bathroom and storage cupboard.

A stylish kitchen having wooden flooring, modern wall, base and full height units, butcher's block style worktop with matching shelving and upstands, ceramic Belfast sink, window and door to the rear opening onto the garden.

**PRINCIPAL BEDROOM**

10'11" x 12'2" (3.35 x 3.73)



Having carpeted flooring, radiator and window to the rear.

**BEDROOM TWO**

8'0" x 12'0" (2.44 x 3.66)



A second double bedroom having carpeted flooring, radiator and window to the front.



**BEDROOM THREE**

5'1" x 10'0" (1.55 x 3.05)



Having carpeted flooring, radiator and window to the rear.

**FAMILY BATHROOM**



A contemporary bathroom, fully refitted in 2023, having a vanity unit suite with hand washbasin and wc, panel bath with dual showerheads over, wooden flooring, chrome heated towel rail and obscure window to the side.



**REAR**



To the rear is a sizeable South facing garden, laid to lawn, and a single garage.



**GARAGE**



Having an up and over door and window to the rear, providing useful additional parking or storage space.

## 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.

## 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.

## SERVICES

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

## POSSESSION

Vacant possession will be given on completion.

## FLOOR PLANS

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

## 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	