



**119 Lane Green Road  
 Bilbrook, WV8 1LT**

**Offers in the region of £175,000**

119 Lane Green Road is an immaculately presented and deceptively spacious two bedroom ground floor flat, conveniently located for all local amenities in both Codsall village centre and Birches Bridge and within walking distance of Bilbrook train station and the highly regarded local schools.

The property has undergone recent improvements to include a modern fitted kitchen, new flooring in the porch, hallway, wc, bathroom, kitchen and laundry room, new tiling in the bathroom and all walls and ceilings have been repainted throughout.

In brief, the property comprises of entrance hall, two double bedrooms, bathroom with separate wc, a spacious lounge, breakfast kitchen, laundry room and a shared garden to the rear. Benefitting from gas central heating and double glazing throughout, a private car park to the rear of the property and is offered to market with no upward chain.



## FRONT



Having a paved pathway leading to the front door with storage space located next to the entrance.

## ENTRANCE HALL

A bright and spacious hallway having tile flooring, obscure window to the side, radiator and doors to the bathroom, wc, kitchen, two bedrooms and lounge. Benefitting from three sizeable storage cupboards.

## BATHROOM



Having panel bath with shower over, pedestal hand washbasin, tile flooring, radiator and fully tiled walls.

## WC



Having tile flooring, wc and obscure window to the front.

## BREAKFAST KITCHEN

12'9" x 10'11" (3.90 x 3.35)



A spacious, contemporary fitted kitchen with ample space for a dining table, having shaker wall, base and drawer units, radiator, laminate worktops, tile flooring and window to the rear. Benefitting from an integrated electric cooker and 5 zone electric hob with extractor over. With doors to the storage cupboard/pantry and the laundry room.



## 119 Lane Green Road, Bilbrook, WV8 1LT



### BEDROOM ONE

11'9" x 11'1" (3.60 x 3.38)



Having lino flooring, radiator and window to the side.



### LAUNDRY ROOM

Having tile flooring and plumbing.

### LOUNGE

17'4" x 11'1" (5.30 x 3.38)



Having Karndean flooring, radiator, electric fireplace, two ceiling fans with lights and patio doors opening onto the rear garden.



## BEDROOM TWO

10'0" x 10'9" (3.07 x 3.30)



Having lino flooring, radiator and window to the front.



## REAR



Having an enclosed rear garden, laid to lawn, with a garden store and gated side access. This area is shared with the first floor flat.



## CAR PARK

There is a private car park to the rear of the property.

## BROADBAND

Ofcom checker shows that Standard / Superfast / Ultrafast are available.

## MOBILE

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

## LEASEHOLD

We have been informed by the Vendor(s) that the current service charge is £202.89 per annum, the current ground rent is £10 per annum and there are 88 remaining years on the lease as at October 2025.

## 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 - A

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

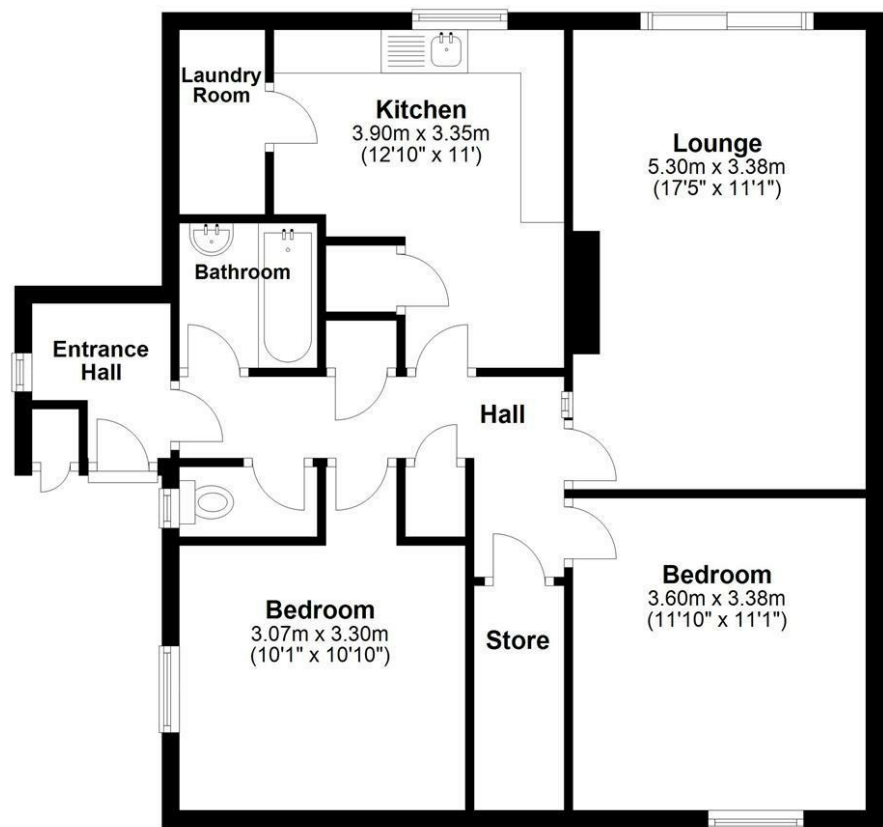
We are informed by the vendor that all mains services are connected.

## VIEWING

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



# Ground Floor



Total area: approx. 74.4 sq. metres (800.5 sq. feet)  
**119 Lane Green Road**

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>		
(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	