



**7, Manor House Park
Bilbrook, Wolverhampton WV8 1ES**

Offers in the region of £315,000

7 Manor House Park is a well presented three-bedroom semi-detached family home with a loft conversion, ideally situated within walking distance of local schools and amenities.

The ground floor of this much loved home comprises a comfortable living room and a modern kitchen/diner overlooking the charming rear garden. To the first floor are two well proportioned double bedrooms, family bathroom, and a study area with stairs to the loft conversion. Occupying the loft space, the principal bedroom is an impressive and spacious room, offering ample potential to incorporate an en-suite if desired. All three bedrooms feature fitted wardrobes, ensuring excellent storage solutions throughout.

Externally, the property benefits from a driveway providing off road parking to the front, along with a garage. To the rear is a landscaped garden arranged over two levels, creating a delightful outdoor setting. Further benefits include gas central heating throughout, with new radiators fitted in 2025 and a new boiler in 2020.

FRONT



A pleasant frontage featuring a well maintained lawn with fully stocked borders and a tarmac driveway providing off-road parking for two vehicles. The driveway leads to the main entrance and the garage.

ENTRANCE

Having laminate flooring, radiator, stairs to the first floor and doors to the kitchen/diner and living room.

LIVING ROOM

10'5" x 16'11" (3.18 x 5.18)



A comfortable living room featuring carpeted flooring and a gas fireplace with a marble mantelpiece and surround, complemented by inset lighting. The room also benefits from a radiator, decorative ceiling rose, and a bow window to the front elevation. Double doors open through to the kitchen/diner creating an ideal flow.

Featuring laminate flooring and a range of gloss wall, base and drawer units complemented by quartz effect laminate worktops, this well-appointed space includes a circular stainless steel sink and integrated fridge. Additional features include plain coving to the ceiling, a door providing access to the driveway, and a window to the rear. Sliding glass doors open onto the rear patio, allowing natural light to flood the room.



BEDROOM ONE

9'9" x 10'9" (2.98 x 3.28)



A well-proportioned bedroom featuring carpeted flooring, radiator, and window to the rear elevation. The room also benefits from fitted wardrobes with stylish glass sliding doors.

BEDROOM TWO

8'1" x 6'7" (2.48 x 2.01)



A second double bedroom featuring carpeted flooring, radiator, and fitted wardrobes. The room benefits from plain coving to the ceiling and dual-aspect windows to the front and side, allowing for plenty of natural light.

LANDING



STUDY

7'5" x 6'9" (2.28 x 2.08)

Featuring carpeted flooring, radiator, and window to the front elevation. This area also benefits from useful under-stairs storage with stairs leading to the loft extension.

A nicely presented landing having carpeted flooring, with doors to the two bedrooms, study and family bathroom.

PRINCIPAL BEDROOM

17'2" x 16'11" (5.24 x 5.18)



An impressive, light-filled space featuring windows to the rear elevation, radiator, and carpeted flooring. The room benefits from an extensive range of fitted wardrobes providing ample storage, including cleverly concealed eaves storage located to the rear of the wardrobes.

FAMILY BATHROOM



A well-appointed bathroom featuring lino flooring, a curved P-shaped bath with shower over, heated towel rail, WC, pedestal hand wash basin and a obscure window to the rear elevation.

REAR



Split over two levels, this is a beautifully maintained rear garden, having two paved patio areas, stone pathway, two areas of lawn, fish pond and borders stocked with plants, shrubs and evergreens.



GARAGE

21'9" x 10'10" (6.64 x 3.31)

Having an up-and-over door, fitted shelving, worktop, plumbing for washing machine, and power supply. This versatile space also benefits from a window to the side and a door opening onto the patio.

A further internal door leads to a WC, which is fitted with a hand wash basin.

VIEWING

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

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.

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.

POSSESSION

Vacant possession will be given on completion.

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.

FLOOR PLANS

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

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.





Total area: approx. 102.7 sq. metres (1105.3 sq. feet)

7 Manor House Park

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	