



**47, Joeys Lane
Bilbrook, Wolverhampton, WV8 1JL
Offers in the region of £150,000**

A SPACIOUS AND WELL PRESENTED TWO BEDROOM MAISONETTE - NO UPWARD CHAIN

This accommodation enjoys a fantastic location within a short walking distance of excellent local schools, shops, public transport and amenities in this highly favored village.

This spacious first floor property briefly comprises entrance hall, living room, kitchen, two double bedrooms and bathroom. Benefiting from a garden to the rear with a field beyond offering a fantastic outlook and a childrens play park and double glazing throughout.

LOCATION

This property is conveniently located for all local amenities in both Codsall village and Birches Bridge and is within walking distance of bus routes, Bilbrook train station and the highly regarded local schools.

FRONT



Please note that the front garden does not fall under the ownership of this property. With an area of lawn and a hedge border.

ENTRANCE HALL

6'1" x 6'9" (1.86 x 2.06)



Entrance to this first floor maisonette is gained via a composite door located at the side of the property. The entrance hall is carpeted, has an obscure window to the side and doors to two useful storage areas, one of which is spacious enough to use as a utility. With stairs leading to the landing.

LANDING

13'6" x 6'2" (4.14 x 1.88)



With loft hatch providing access to the space above, carpeted flooring and doors leading to the living room, kitchen, bathroom and the two bedrooms.

LIVING ROOM

14'10" x 15'3" (4.53 x 4.65)



A really spacious and light filled room having windows to the front, plain coving, radiator, carpeted flooring and gas fireplace with wooden surround.



KITCHEN

9'4" x 9'11" (2.85 x 3.04)



Having windows to the rear providing a fantastic outlook over the field beyond, plain coving, radiator, carpeted flooring, integrated gas oven with 4 hobs and extractor over, composite sink and matching wall and base units with display cabinets. With space for a fridge freezer and washing machine.



BATHROOM

5'11" x 6'8" (1.81 x 2.04)



Having obscure window to the rear, radiator, carpeted flooring, part tiled walls, close coupled wc, pedestal washbasin and panel bath with electric shower over.

BEDROOM ONE

11'3" x 11'10" (3.44 x 3.63)



Having windows to the front, carpeted flooring, radiator and plain coving.

BEDROOM TWO

10'3" x 9'10" (3.14 x 3.00)



Another good sized double bedroom having carpeted flooring, radiator, a large built in storage cupboard and windows to the rear with views of the field beyond.

REAR



A really pleasant and enclosed rear garden, which falls under the ownership of this property. Having an area of lawn, a gravel border, a border stocked with shrubs and a path leading to a gate which opens up onto the field beyond.

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. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

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.

LEASEHOLD

We have been informed by the Vendor(s) that the current service charge is £234.37 per annum which includes the ground rent and there are 90 years remaining years on the lease as October 2023.

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.



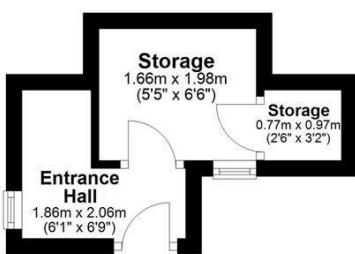
First Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Ground Floor

Approx. 7.0 sq. metres (75.2 sq. feet)



Total area: approx. 69.4 sq. metres (747.2 sq. feet)

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	