



**47, Lane Green Road  
Bilbrook, Wolverhampton, Staffordshire WV8 1LR**

**Offers in the region of £360,000**

An exceptionally well presented and extended three bedroom semi-detached family home, ideally positioned in a desirable location within easy reach of both Bilbrook and Codsall, with their wide range of amenities and facilities.

This beautiful home has been lovingly improved over recent years and offers stylish, versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a front facing reception room, a useful utility area with guest WC, and an impressive open-plan kitchen/dining space. This flows seamlessly into a bright and airy orangery, creating an excellent additional living area.

To the first floor are three well presented bedrooms, two of which benefit from fitted wardrobes, along with a modern, well appointed family bathroom.

Externally, the property enjoys a driveway providing off-road parking for up to four cars, an area of lawn and gated side access leading to the generous South-Westerly facing rear garden – perfect for enjoying the afternoon and evening sun.

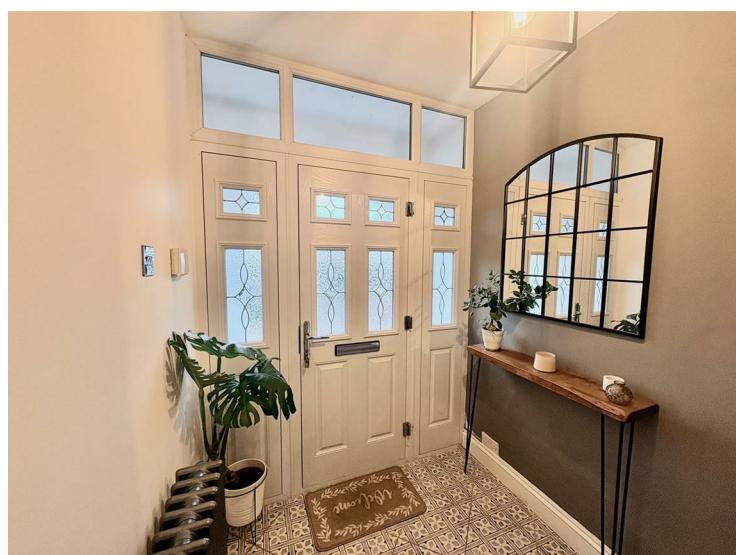
## FRONT



## LOCATION

This property is conveniently located for all local amenities in both Codsall village centre and Birches Bridge shopping parade. Within walking distance of Bilbrook train station and the highly regarded local schools, including Birches First School, Codsall Middle School and Codsall Community High School. The M54 and M6 motorways are also easily accessible, making this location ideal for commuters.

## ENTRANCE HALL



A charming entrance hall featuring patterned tile flooring, radiator and useful under stairs storage. With doors to the two reception rooms and a balustrade staircase to the first floor.

## LIVING ROOM

13'9" x 10'10" (4.20 x 3.31)



A spacious yet cosy space, enhanced by a wood-burning stove, featuring laminate flooring, radiator and a bow window overlooking the front of the property.

## KITCHEN/DINING/LIVING AREA

24'3" x 16'6" (7.41 x 5.05)



The heart of the home, this is a fantastic open-plan space

featuring laminate flooring, radiator and a stylish fitted kitchen comprising contemporary wall and base units with quartz worktops, stainless steel sink, integrated wine cooler, Montpellier range cooker with five-burner gas hob and extractor hood over, along with an integrated fridge. There is ample space for a dining table, making it ideal for family living and entertaining, with a door leading into the utility area.

The orangery provides the perfect place to relax and unwind, featuring doors opening onto the patio, radiator, windows overlooking the rear garden and two roof windows filling the space with natural light.



#### **UTILITY**

8'7" x 5'2" (2.64 x 1.60)

Featuring dual aspect windows to the front and side, radiator, stainless steel sink and laminate worktops. With plumbing for washing machine and door to the WC.

#### **WC**

Featuring window to the front, WC and a wall hung hand washbasin.

#### **LANDING**

Featuring carpeted flooring, obscure window to the side and loft hatch providing access to the space above, which is part boarded, has ladders and power. With doors to the bathroom and three bedrooms.

#### **BEDROOM ONE**

13'9" x 9'5" (4.20 x 2.88)



Featuring carpeted flooring, radiator, bow window to the front and full width fitted wardrobes offering generous storage.



### BEDROOM TWO

12'5" x 9'5" (3.80 x 2.88)

### BEDROOM THREE

8'9" x 5'8" (2.68 x 1.74)



Featuring window to the front, radiator and carpeted flooring.



A generously sized second double bedroom featuring window to the rear, carpeted flooring, radiator and two fitted wardrobes.

### BATHROOM

7'1" x 5'8" (2.16 x 1.74)



Featuring tile flooring, chrome heated towel rail, obscure window to the rear, panel bath with dual showerheads over, WC and vanity unit with integrated hand wash basin.



**REAR**



A great space having patio area, generous lawn, two garden stores and an external water source.



**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 - 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.

**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.

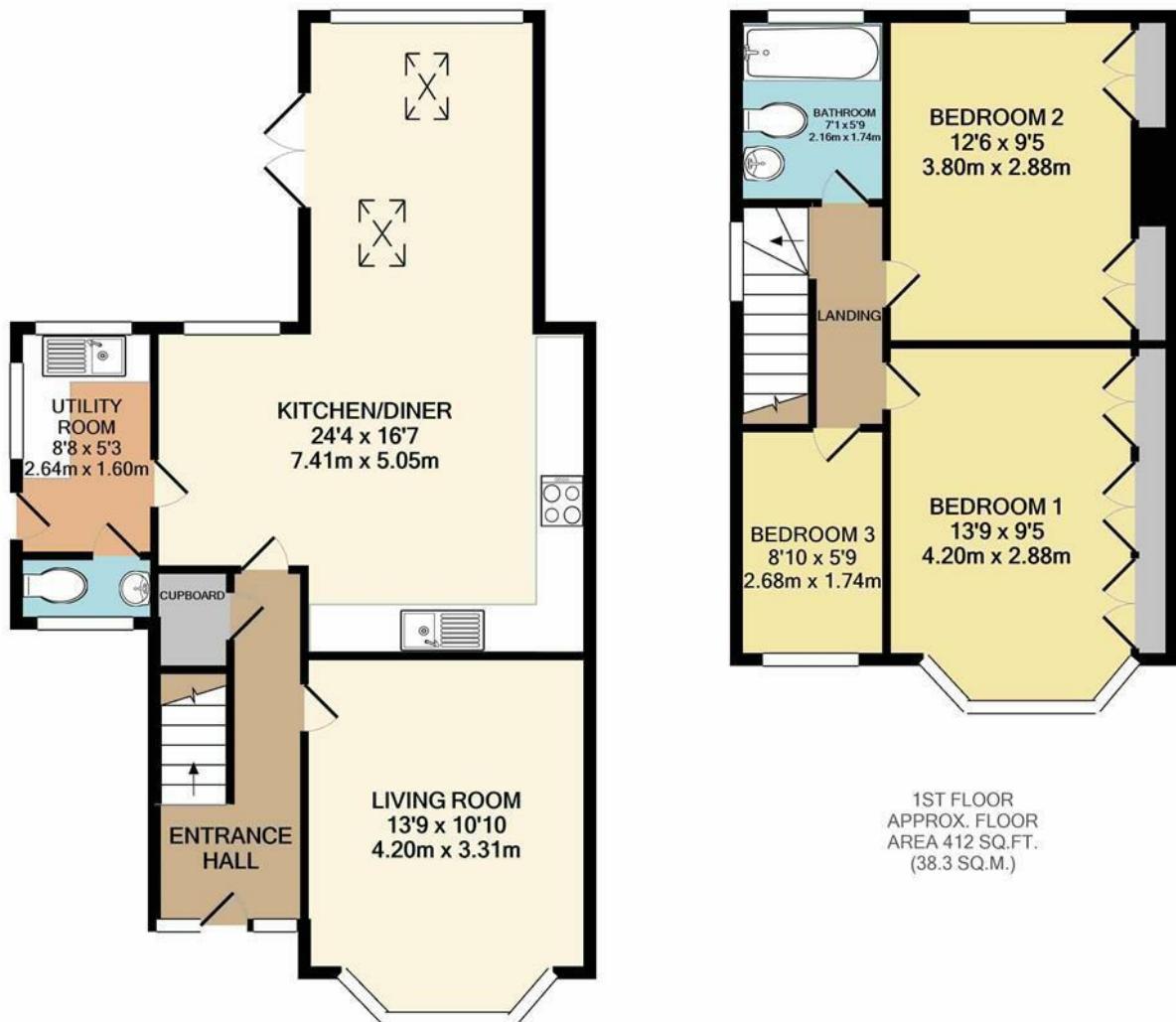
**TENURE**

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.

**VIEWING**

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC