



**89, Joeys Lane**  
**Bilbrook, Wolverhampton, WV8 1JJ**  
**Offers over £230,300**

A CHARMING THREE BEDROOM TERRACE FAMILY HOME SET IN A SOUGHT AFTER LOCATION

The property enjoys a convenient location within short walking distance of excellent local schools and amenities in this highly favoured village.

The accommodation briefly comprises entrance hall, dining room, living room, kitchen, three bedrooms, bathroom and a separate WC. With off road parking for two vehicles to the front drive and a pleasant and enclosed garden to the rear with field beyond. Requiring modernisation throughout but with an abundance of potential.

Benefitting from double glazing and gas central heating throughout. With room to extend subject to planning permission. Offered to market with no upward chain.



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### LOCATION

Codsall and Bilbrook offer a full complement of excellent local shops and schools with highly regarded schools within walking distance, along with Bilbrook train station.

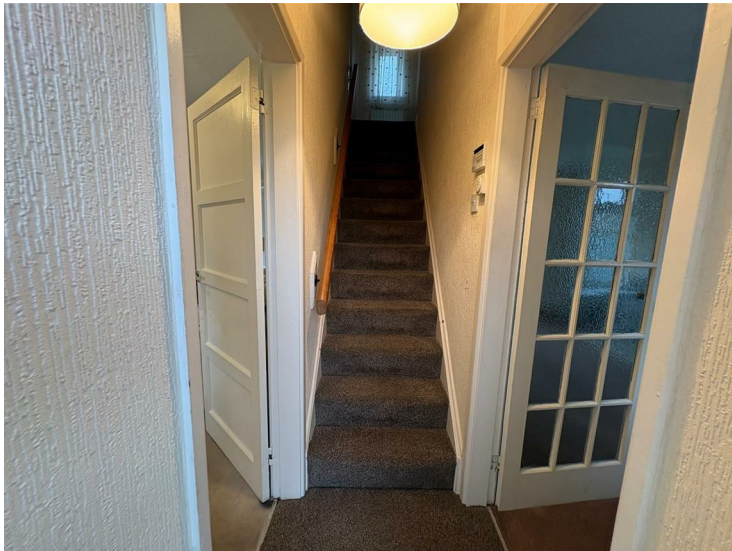
Bilbrook Village hall and playing fields with children's play park are literally a stones throw away.

### FRONT



An attractive and well-maintained frontage having a driveway that provides off road parking for two vehicles, an area of lawn and a path that leads to the front entrance door and to the entrance door that leads into the kitchen.

### ENTRANCE HALL



Having an obscure double glazed composite front door, carpeted flooring, stairs to the first floor and doors leading into the living room and the dining room.

### LIVING ROOM

15'10" x 9'11" (4.84 x 3.03)



Having carpeted flooring, radiator, plain coving to the ceiling, bow window to the front and patio doors that open onto the rear garden.





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### DINING ROOM

15'10" x 12'0" (4.84 x 3.68)



Having carpeted flooring, bow window to the front, alcove, window to the rear and open doorway into the kitchen.



### KITCHEN

15'10" x 5'10" (4.84 x 1.78)



A galley kitchen having carpeted flooring, radiator, wall and base units, window to the rear and composite door leading into the veranda. With space and plumbing for washing machine.



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### VERANDA



Having power, dual aspect windows, perspex roof and door opening onto the rear garden.

### BATHROOM



Having wall hung hand washbasin, walk in bath with shower, chrome heated towel rail and obscure window to the rear.

### LANDING



Having carpeted flooring, loft hatch providing access to the roof space above and doors leading to the three bedrooms, bathroom and WC.

### WC



Having carpeted flooring, close coupled WC and obscure window to the rear.



**BEDROOM ONE**

9'7" x 15'0" (2.94 x 4.59)



Having carpeted flooring, radiator and window to the front.



**BEDROOM THREE**

5'11" x 11'11" (1.81 x 3.65)



**BEDROOM TWO**

9'10" x 13'2" (3 x 4.03)



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



A good size third bedroom having radiator, carpeted flooring and window to the rear.





**REAR**



To the rear is an enclosed and charming garden having a patio area, area of lawn, water source, gravel border, planted borders, garden store and a path leading to a gate which opens onto the field beyond.



**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.

**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**

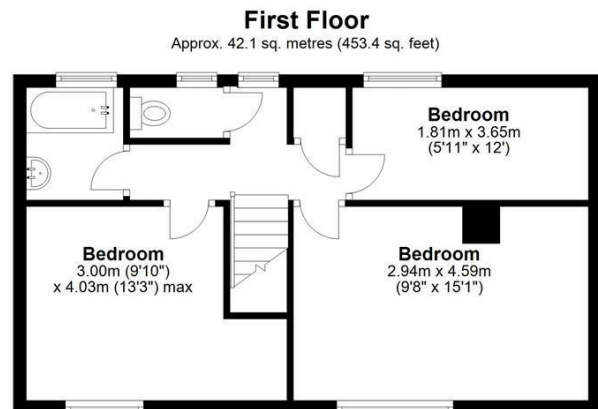
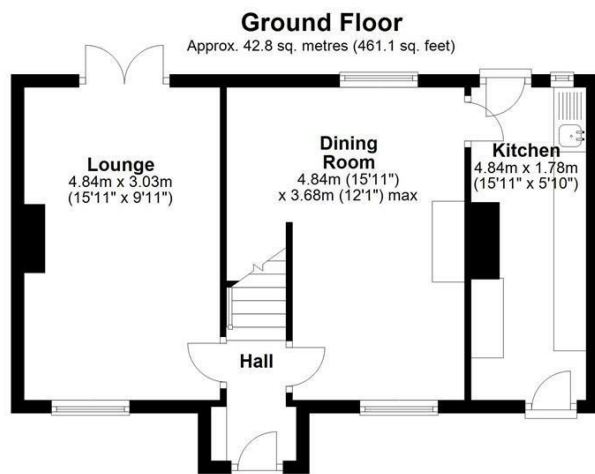
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

**FLOOR PLANS**

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

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Total area: approx. 85.0 sq. metres (914.6 sq. feet)  
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