



**86, Marshall Way
Codsall, Wolverhampton, WV8 1FP**

Offers in the region of £225,000

The asking price represents a 75% share of the property, offered for sale under the Shared Ownership scheme with Sage Homes. Rent is payable to Sage Homes on the remaining 25% share, together with any applicable service and estate charges. Prospective purchasers will be required to meet Sage Homes' eligibility and affordability criteria. The property offers the opportunity to staircase to 100% ownership in the future, subject to the terms of the lease and Sage Homes' staircasing requirements.

Occupying a desirable position on the sought-after Billbrook Mill development, this beautifully presented three-bedroom end-terrace home offers stylish, contemporary accommodation throughout. Ideally situated for the excellent amenities of both Billbrook and Codsall Village, the property is offered to the market with no upward chain.

The accommodation briefly comprises a generous living room, modern dining kitchen with a useful utility area and a guest W.C. To the first floor are two generous double bedrooms, a third small double bedroom and a contemporary family bathroom.

Beautifully maintained and finished in a modern style throughout, this is a genuine ready-to-move-into home, making it an excellent opportunity for first-time buyers or young families.

Externally, there are two allocated parking spaces to the front, together with a private, low-maintenance rear garden with a lawn and seating area. The property also has the remainder of its 10-year NHBC warranty, providing additional peace of mind.

EPC Rating: B

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LOCATION

Marshall Way enjoys a convenient location within easy reach of the excellent amenities available. The area is well served by a range of local shops, supermarkets, cafés and public houses, together with well-regarded schools for all ages. Excellent transport links include Bilbrook railway station, regular bus services and straightforward access to the A41, M54 and M6, making the location ideal for commuters travelling to Wolverhampton, Telford, Birmingham and beyond.

ENTRANCE HALL

5'9" x 2'8" (1.77 x 0.83)

Featuring carpeted flooring, a radiator, a staircase to the first floor and door into the living room.

LIVING ROOM

15'8" x 10'0" (4.80 x 3.05)



A spacious and bright family room featuring carpeted flooring, a radiator and a window to the front aspect. A door provides access to the kitchen.



KITCHEN/DINER

15'9" x 14'10" (4.81 x 4.54)



A modern kitchen/diner featuring wall and base units complemented by butcher's block-effect laminate work surfaces, vinyl flooring, a radiator, and integrated cooking appliances comprising an electric oven, induction hob and extractor hood over. A window overlooks the rear garden, whilst a door provides direct access outside.

The adjoining utility area offers a matching base unit with laminate work surface, space and plumbing for a washing machine, a radiator, and a door leading to the guest W.C.



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BEDROOM ONE

8'11" x 15'2" (2.74 x 4.63)



Featuring carpeted flooring, a radiator and a window to the rear aspect.



GUEST W.C.

9'7" x 2'5" (2.93 x 0.75)



Featuring vinyl flooring, a close-coupled W.C. and a pedestal hand wash basin.

LANDING

6'3" x 7'11" (1.92 x 2.42)

A spacious landing featuring carpeted flooring and doors to the bedrooms and family bathroom.



BEDROOM TWO

9'8" x 12'9" (2.96 x 3.91)



A spacious second double bedroom featuring carpeted flooring, a radiator and window to the front aspect.



FAMILY BATHROOM

5'7" x 8'0" (1.71 x 2.44)



A contemporary family bathroom featuring vinyl flooring, a heated towel rail, a large built-in storage cupboard, a panel bath with shower over, a close-coupled W.C., a wall-hung hand wash basin, and an obscure glazed window to the rear aspect.

BEDROOM THREE

6'3" x 11'9" (1.91 x 3.60)



A small double bedroom featuring carpeted flooring, a radiator, a large built-in storage cupboard maximising the space, and a window to the front aspect.



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REAR



An enclosed rear garden featuring a decorative stone seating area, a lawn, an external water source, a useful garden store and gated side access.



BUYER ELIGIBILITY - SHARED OWNERSHIP

The property is offered for sale on a 75% Shared Ownership basis with Sage Homes. Prospective purchasers will be required to meet the relevant Shared Ownership eligibility and affordability criteria.

Applicants must meet the following criteria:

Have a household income of £80,000 per year or less.
Be unable to afford the deposit and mortgage payments required to purchase a suitable home on the open market.

In addition, one of the following must apply:

You are a first-time buyer.
You previously owned a home but cannot currently afford to purchase a new home.
You are forming a new household, for example following a relationship breakdown.
You are an existing Shared Ownership homeowner looking to move.
You currently own a home but cannot afford to purchase a new home that meets your needs.

Eligibility is subject to assessment and approval by Sage Homes.

LEASEHOLD

On a 75% shared ownership, the total rent payable per calendar month is £214.76. There is a monthly service charge of £50.89 which is inclusive of building insurance.

There are 119 years remaining on the lease as of August 2026.

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.

VIEWING

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

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.

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.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales

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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.

POSSESSION

Vacant possession will be given on completion.

SERVICES

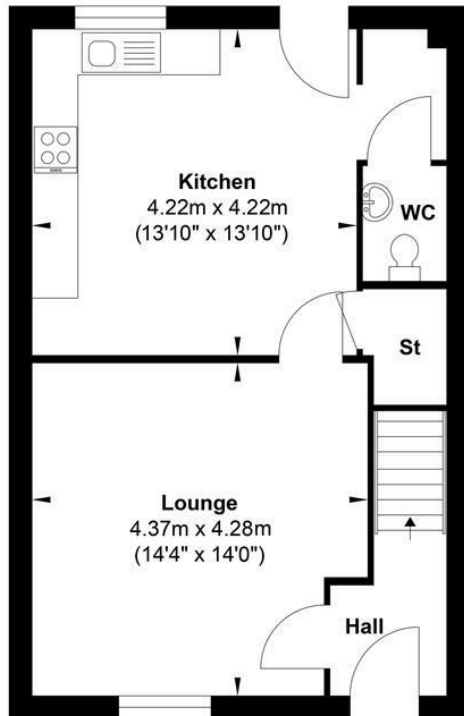
We are informed by the vendor that all mains services are connected.

FLOOR PLANS

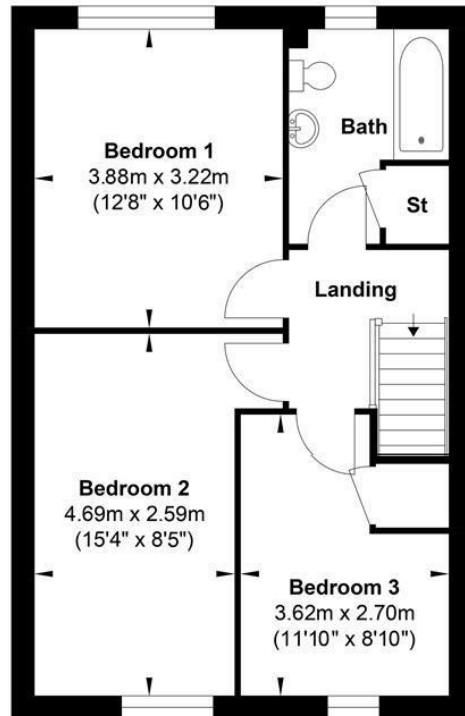
Where shown, the plan is for illustration purposes only and is not to scale.



Plot 71, 72, 110, 155 (Opp) 68, 73, 113, 156 (As)



Ground Floor



First Floor

Gross Internal Floor Area : 93.02m² ... 1001 ft²

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 as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	