



**9, Brookfield Road  
Bilbrook, Wolverhampton, WV8 1HX**  
**Offers in the region of £160,000**

A well presented two bedroom ground floor maisonette, offered to market with no upward chain.

Ideal for first time buyers, investors or those wanting to downsize, the property enjoys a convenient location off Duck Lane, within short walking distance of the excellent local schools, shops and train station.

Internally the accommodation comprises a welcoming entrance hall, a spacious living room, a modern fitted kitchen, a generously sized wet room and two bedrooms. Externally, the property benefits from a driveway and garden to the front along with a substantial garden to the rear, providing an excellent space for outdoor entertaining or relaxing.

EPC Rating: C

**FRONT**



**LIVING ROOM**

15'3" x 12'4" (4.65 x 3.76)



The front of the property has hedged borders, a gravel drive providing off road parking for two vehicles, an area of lawn and a path leading to the front door.

A light filled, spacious room having windows to the front, carpeted flooring, plain coving to the ceiling, dado rail, radiator and a gas fireplace.

**ENTRANCE HALL**



Having carpeted flooring, radiator, dado rail and a useful storage cupboard. With doors to the living room, kitchen, wet room, the two bedrooms.

**KITCHEN**

9'10" x 9'4" (3.02 x 2.85)

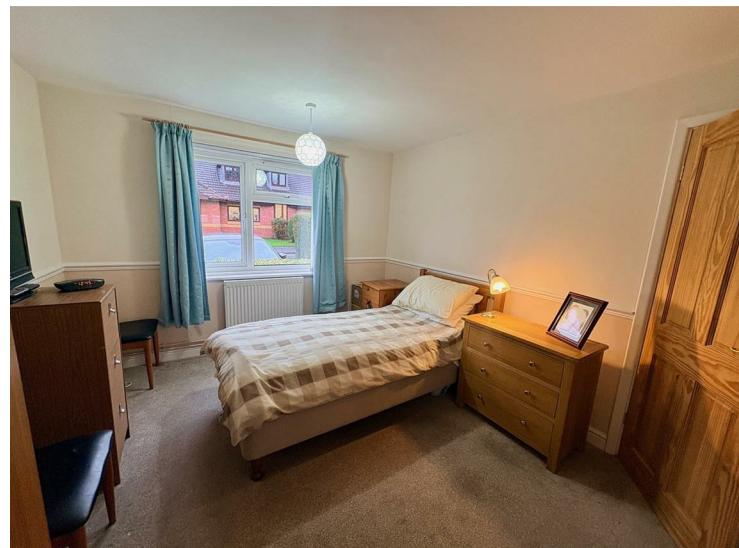


A contemporary fitted kitchen with a range of wall and base units, radiator, laminate worktops and integrated appliances including gas hob with extractor hood over, microwave, electric oven, washing machine, fridge and freezer. With glass sliding door opening onto the rear patio.



**BEDROOM ONE**

11'10" x 10'2" (3.63 x 3.12)



A well proportioned bedroom having carpeted flooring, radiator, dado rail, built in wardrobe and windows to the front.



**BEDROOM TWO**

9'10" x 7'1" (3.02 x 2.17)



An L shaped room having carpeted flooring, radiator, built in wardrobe with overhead storage and window to the rear.

**WET ROOM**

6'8" x 6'3" (2.04 x 1.91)

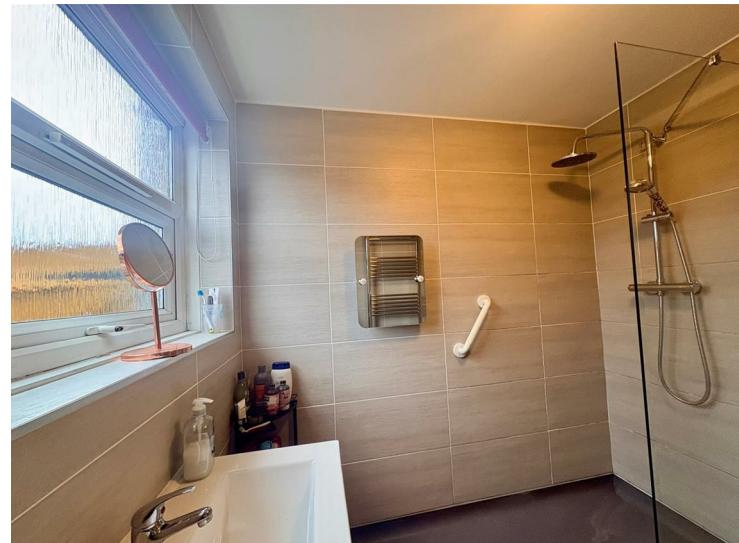


Having fully tiled walls, obscure window to the rear, chrome heated towel rail, vanity unit with hand washbasin set within, W.C, and a walk in shower with dual shower heads.

**REAR**



The rear of the property boasts a sizeable garden with stocked borders, patio area, decked area, external water source and a gate to the side providing access to the front of the property.



**LEASEHOLD**

We have been informed by the Vendor(s) that the current service charge is £189.77 per annum, which includes the ground rent of £10 per annum. There are 82 remaining years on the lease as of December 2025.

**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.

## 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

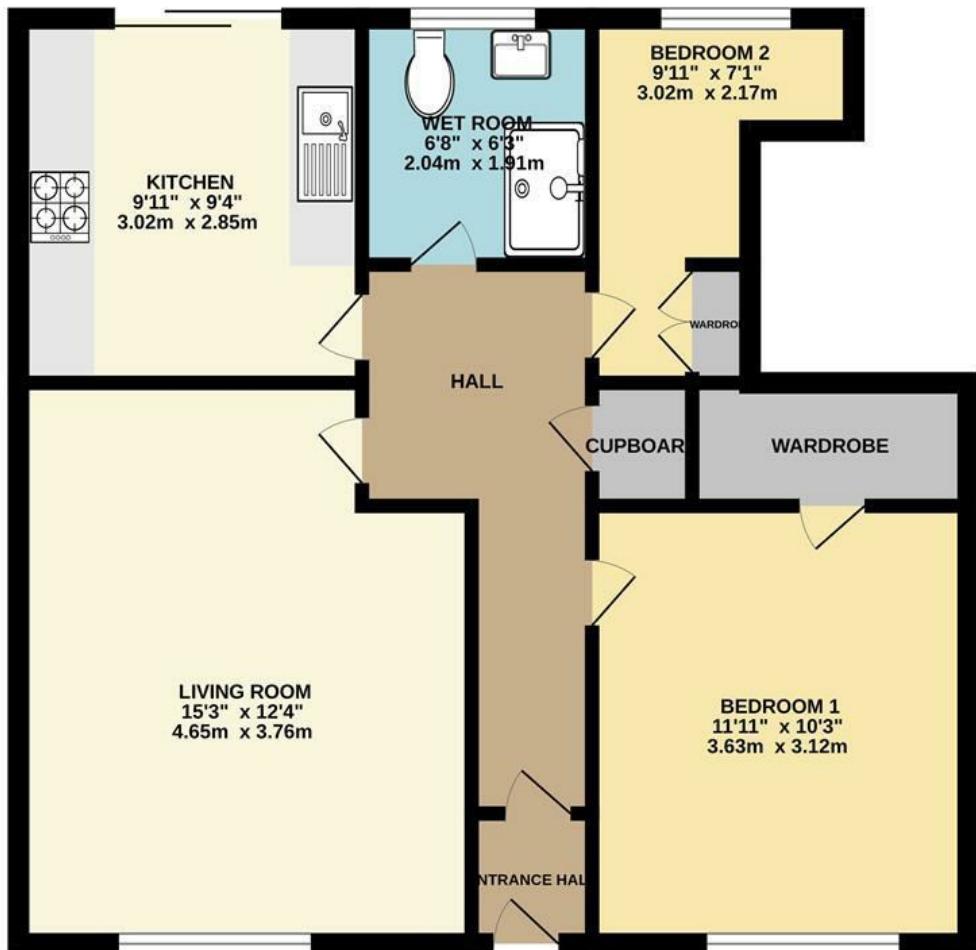
We are informed by the vendor that all mains services are connected.

## VIEWING

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



GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	