



21a Bilbrook Road, Codsall, Wolverhampton, WV8 1EU

BERRIMAN
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A well-presented four bedroom semi-detached property in a sought-after residential location with off street parking and an enclosed rear garden to the rear.

LOCATION

21a Bilbrook Road stands close to the centre of Bilbrook which is a highly regarded village with a wide range of local facilities being available within easy reach. Communications are excellent with regular bus services and Bilbrook Station providing direct services to Shrewsbury and Birmingham.

DESCRIPTION

21a Bilbrook Road is a four bedroom semi-detached house which benefits from well-presented accommodation which is ideal for modern family needs. The house has been well cared for and stands in a lovely position with a delightful, private garden to the rear.

The property is well presented with appointments of quality including excellent kitchen and bathroom suites and double glazed windows throughout.

ACCOMMODATION

A double glazed door opens into the HALL with laminate flooring, double glazed window and door opening into the LOUNGE with a double glazed bay front window to the front, coved ceiling, feature fireplace with electric fire, and open archway into the DINING ROOM with coved ceiling and glazed doors opening into the CONSERVATORY having tiled flooring, double windows and French doors to the rear. The KITCHEN comprises wall and base units with fitted granite work surface, sink and drainer, integrated double oven, gas hob with extractor above, integrated dishwasher, space for a fridge freezer, inset ceiling lights, tiled flooring, double glazed rear window and a door to the UTILITY having stainless steel sink with drainer, integrated under counter fridge, space for a washing machine, double glazed door and window to the rear and a door to the store.

Stairs rise to the FIRST FLOOR LANDING having access to the loft. BEDROOM ONE is a double room with double glazed windows to three elevations. BEDROOM TWO is a double room with a double glazed front window. BEDROOM THREE is a double room with double glazed rear window and fitted wardrobes with sliding doors and BEDROOM FOUR has a double glazed window to the front elevation. The BATHROOM is well appointed and comprises a modern suite of panelled bath with rainfall shower over, vanity unit with wash hand basin and cupboards below, WC, heated towel rail, tiled walls and a double glazed rear window.

OUTSIDE

The property has a brick wall and hedge to boundary with a tarmac driveway providing off street parking and there is gated side access to the REAR GARDEN with a paved patio, shaped lawn and a range of shrubbery.

We are informed by the Vendors that all mains' services are connected COUNCIL TAX BAND C – South Staffordshire POSSESSION Vacant possession will be given on completion. VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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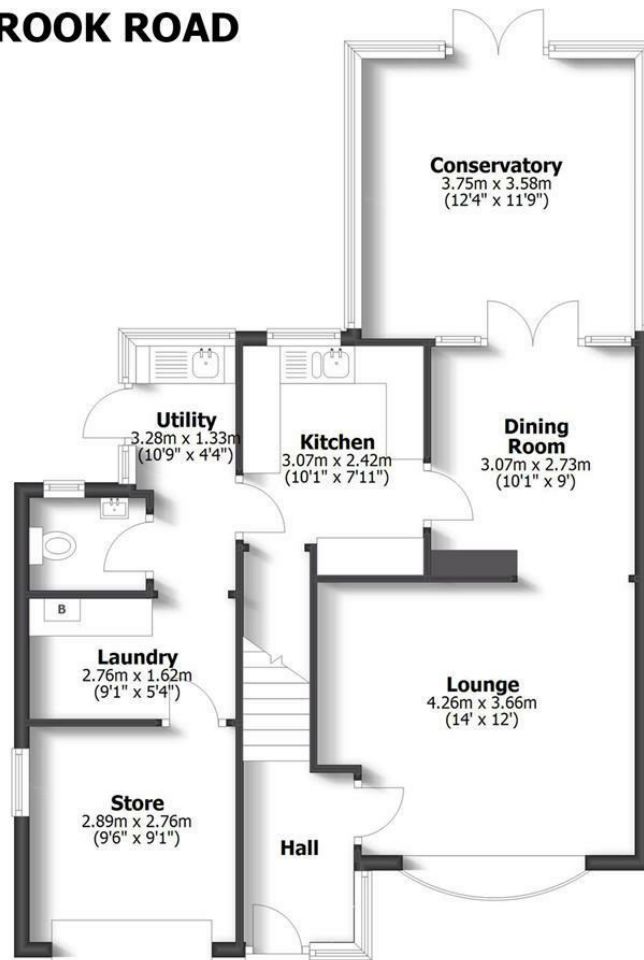
Offers Around
£324,950

EPC: D

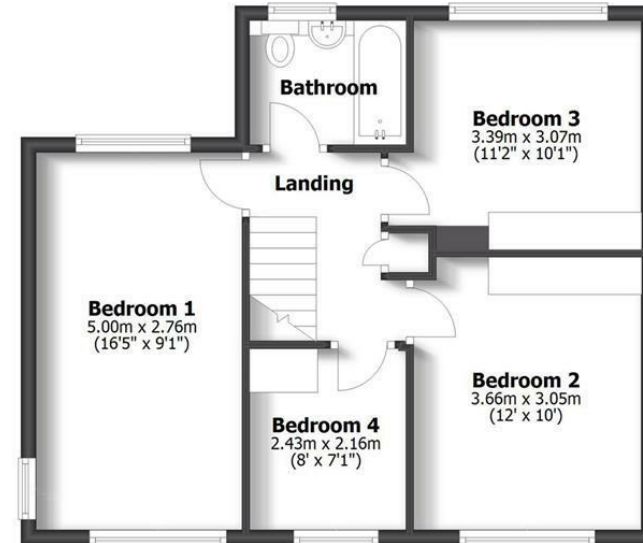
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



21A BILBROOK ROAD CODSALL



Ground Floor



First Floor

HOUSE: 113.4sq.m. 1221sq.ft.
STORE: 8sq.m. 86sq.ft.
TOTAL: 121.4sq.m. 1307sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

