



Connells

Lime Tree Road
Bilbrook Codsall Wolverhampton

Lime Tree Road Bilbrook Codsall Wolverhampton WV8 1NT

for sale offers in the region of
£275,000



Property Description

Samuel Thornework from the award winning Connells Wolverhampton branch is delighted to bring to the market this extended and modern three bedroom semi-detached family home in the popular area of Bilbrook, Codsall.

Internally the property comprises of having an inviting entrance hallway leading to a spacious lounge, entertainment kitchen/ dining room with integrated appliances. The ground floor is completed by having a separate utility room and convenient ground floor wc. On the first floor there are three bedrooms and a modern and stylish bathroom with separate shower. Externally to front is ample off road parking with artificial front lawn whilst to the rear is a low maintenance artificial lawn and side garden.

Viewings are highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the ever popular Bilbrook, Codsall area which offers a fantastic selection of local shopping and public houses along with outstanding nursery, junior and senior schools on its door step. There are also great commuting with Bilbrook and Codsall train station with links to Wolverhampton and Birmingham City centres. The i54 commercial development and M54 motorways are also nearby.

Approach

Set back from the roadside behind off road parking with front artificial lawn, access to main accommodation and side gate.

Entrance Hallway

Double glazed window to front, ceiling light point, stairs to first floor, radiator, doors to lounge and open plan, kitchen/ dining room.

Lounge

11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window to rear, radiator, ceiling light point, media wall.

Kitchen/ Diner

18' x 13' 1" (5.49m x 3.99m)

Matching wall and base units, ceramic one and a half sink and drainer with mixer tap, integrated double oven, fridge, freezer and dishwasher, kitchen island, five ring gas hob with extractor hood above, ceiling spotlights, radiator, two ceiling light points, double glazed window to front, french doors to rear garden, doors to hallway and utility.

Utility

13' 5" x 6' 9" (4.09m x 2.06m)

Ceramic sink and drainer with mixer tap and worktop, double glazed window to front, plumbing point for washing machine, wall mounted boiler, ceiling spotlights, doors to side garden, ground floor wc and entertainment kitchen/ dining room.



Ground Floor Wc

Low flush wc, wash hand basin unit, extractor fan, ceiling light point, radiator, double glazed window to rear.

First Floor Landing

Double glazed window to front, ceiling light point, doors to various rooms.

Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed window to rear, radiator, ceiling light point, fitted wardrobes.

Bedroom Two

11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed window to rear, radiator, ceiling light point, fitted wardrobes, loft access.

Bedroom Three

8' 4" x 7' 7" (2.54m x 2.31m)

Double glazed window to front, radiator, ceiling light point.

Bathroom

Panelled bath with shower attachment, separate shower cubicle, low flush wc, wash hand basin, heated towel rail, double glazed windows to front, side ceiling spotlights, extractor fan, partly tiled walls.

Outside Side & Rear

Paved patio area to side, timber shed, outside tap point, side gate, artificial lawn.

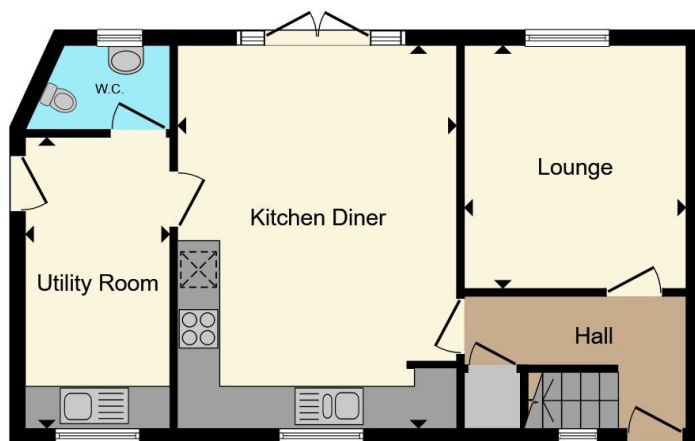
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks









Ground Floor



First Floor

Total floor area 89.4 m² (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336318



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Property Ref: WVH336318 - 0002