

Connells

Joeys Lane
Bilbrook Codsall Wolverhampton

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Bilbrook Codsall Wolverhampton WV8 1JL

for sale offers over
£435,000







Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to bring to the market this extended and spacious five bedroom semi-detached family home in the sought after area of Bilbrook.

Internally the property comprises of a porch leading to an entrance hallway, spacious lounge/ dining room and sitting room. To the rear is a well appointed kitchen with access to a utility room and a downstairs shower room. On the first floor there are five generously sized bedrooms, en-suite and a family bathroom.

Outside to front is off road parking for several vehicles, whilst to the rear is a well presented rear garden with block paved patio area with steps to a lawn.

Viewing is highly recommended to appreciate the accommodation on offer.

Location Nad Area

Situated in the ever popular area of Codsall which offers a fantastic selection of local schools, bus routes to Wolverhampton City centre, local shopping, eateries and rail links within Codsall and Bilbrook linking to Wolverhampton, Birmingham City centres and Shrewsbury.

Approach

Set back from the road side behind block paved driveway for several vehicles with access to the main accommodation and door to utility.

Porch

Door to entrance hall.

Entrance Hall

Stairs to first floor landing, doors to various rooms.

Lounge

29' 6" max x 10' 3" max (8.99m max x 3.12m max)

Double glazed window to front, French doors to rear garden, radiator, two ceiling light points, electric fireplace.

Sitting Room

17' 10" max x 8' 8" max (5.44m max x 2.64m max)

Double glazed window to front, two ceiling light points, two storage cupboards and radiator.

Kitchen

16' 3" x 10' 8" (4.95m x 3.25m)

Matching wall and base units with sink and drainer with mixer tap, integrated oven, gas hob with extractor hood above, ceiling spotlights, double glazed window to rear, doors to rear garden, utility, ground floor shower room and sitting room.

Utility

15' 9" x 6' 8" (4.80m x 2.03m)

Wall and base units, double glazed window to front, doors to from driveway and kitchen .

Ground Floor Shower Room

Shower cubicle, vanity wash hand basin with wc, partly tiled walls, radiator, double glazed window to rear.

First Floor Landing

Radiator, ceiling light point, doors to all bedrooms and bathroom.

Bedroom One

12' 2" x 11' 8" (3.71m x 3.56m)

Double glazed window to front, ceiling light point, radiator, door to en-suite shower room.

En-Suite

P-shaped bath with shower over, wash hand basin unit, low flush wc, ceiling light point, partly tiled walls, double glazed window to front.

Bedroom Two

20' 10" x 8' 8" (6.35m x 2.64m)

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

Bedroom Three

11' 11" x 8' 6" (3.63m x 2.59m)

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

Bedroom Four

11' 1" x 8' 1" (3.38m x 2.46m)

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

Bedroom Five

11' 5" x 7' 9" (3.48m x 2.36m)

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

Bathroom

Panelled bath with low flush wc, wash hand basin, extractor fan, panelled walls, double glazed window to rear.

Rear Garden

Block paving, walling, steps to 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 identify and anti-money laundering checks.











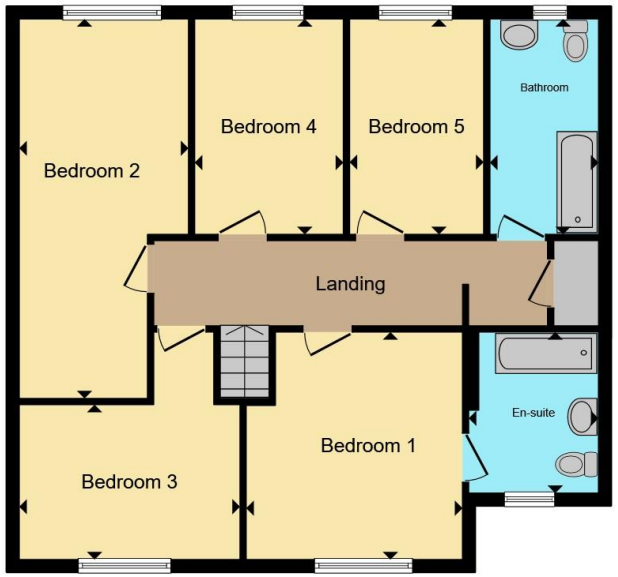








Ground Floor



First Floor

Total floor area 166.9 m² (1,796 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

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: B

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335157

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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