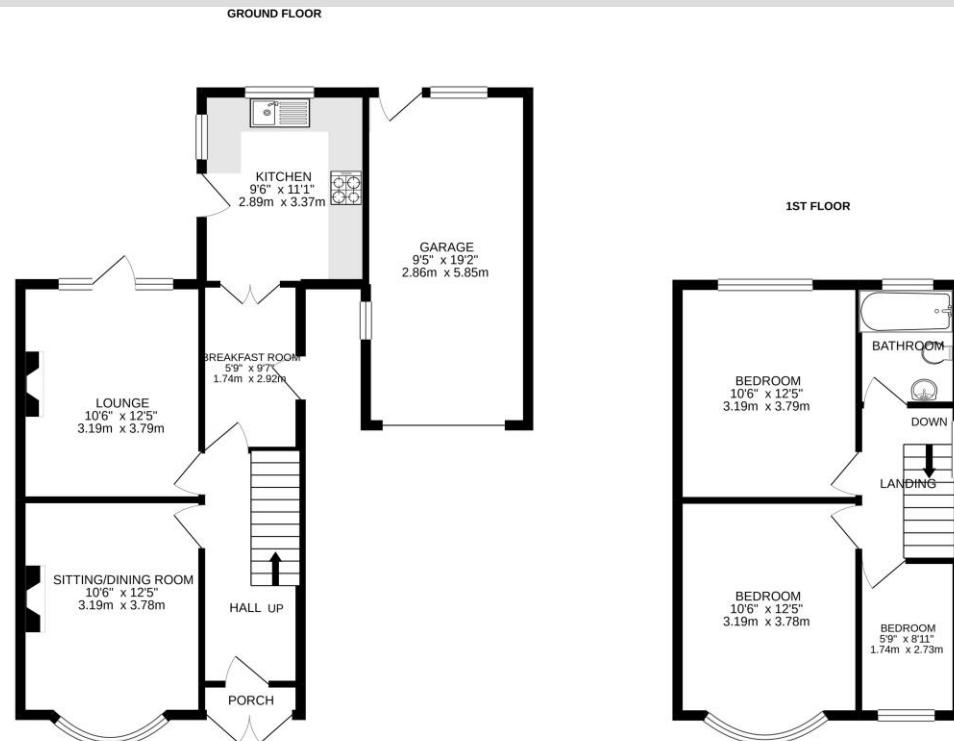




'45 Bilbrook Road Codsall Wolverhampton WV8 1ER





45 BILBROOK ROAD, CODSALL

TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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## 45 Bilbrook Road Codsall Wolverhampton WV8 1ER

- Bay fronted semi-detached
- Private rear garden
- Detached garage
- Generous plot
- Set back and raised from the road
- 2 reception rooms
- 3 bedrooms
- Kitchen & Breakfast room
- Bathroom
- EPC: E54

### The accommodation in further detail comprises...

**Porch** having a double glazed archrd double front doors with tiled flooring.

**Entrance Hall** has exposed floor boards, radiator, understair storage cupboard, staircase rising to the first floor and doors too...

**Sitting room** has a gas fire with feature detailed wood surround, radiator and double glazed bay window to the fore...

**Lounge** has exposed floor boards, radiator, gas fire with feature tileded & wooden surround and double glazed patio doors lead outside...

**Breakfast room** houses the wall mounted gas boiler and offers tiled flooring, single glazed door leads to the side of the property and internal double doors lead to...

**Kitchen** has a matching range of wall and base units, work surfaces over, sink unit with mixer tap, plumbing for washing machine, gas cooker point, radiator, tiled flooring, decorative beams, single glazed windows to the side and rear, single glazed door with obscure glass leads outside to the garden...

**Landing** has hatch to roof space, double glazed stained window with obscure glass to the side and doors to...

**Bathroom** has a suite comprising of wood panel bath with shower head over, WC, pedestal wash hand basin, exposed floor boards, radiator, fully tiled walls and double glazed window with obscure glass to the rear...

**Bedroom** has double glazed window to the fore and radiator...

**Bedroom** has double glazed bay window to the fore, fireplace and radiator...

**Bedroom** has double glazed window to the rear and radiator...

**Garden** enjoys a paved patio area with steps leading up to a private raised lawn and a timber garden store.

**The Detached garage** has an up and over door, the benefit of power and light points, hot and cold water supply and stable doors that lead to the rear.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected and the hot water cylinder is housed in the loft accompanied by cold water header tanks.

**Council Tax** – Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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