



## 473 Bushbury Lane | Wolverhampton | WV10 8JX

Offers over £199,999

Welcome to this charming semi-detached house located on Bushbury Lane in Wolverhampton! This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space. With a generous 850 square feet of living space, there is plenty of room to make this house your own.

Situated in a sought-after area, this property offers the ideal blend of suburban tranquillity and urban convenience. The semi-detached layout provides a sense of privacy while still being part of a friendly neighbourhood community.

Imagine enjoying your morning coffee in the lovely garden or hosting gatherings with friends and family in the spacious living area. The possibilities are endless in this inviting home.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful Wolverhampton location. Book a viewing today and step into your future home on Bushbury Lane!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# 473 Bushbury Lane

| Wolverhampton | WV10 8JX

Offers over £199,999

## Lounge

14'6" x 13'6"

The spacious lounge features a built-in fireplace, laminated flooring and a front aspect bay window

## Office

8'6" x 7'11"

The office flows seamlessly from the lounge and offers laminated flooring and double sliding glass doors that exits to a blocked raised patio at the back of the property

## Kitchen

13'6" x 8'6"

The kitchen is fitted with storage cupboards and built-in utilities, including an oven and hob and extractor fan. It has a good-sized rear facing window, tiled flooring, partially tiled walls and a door that exists to the conservatory.

## Conservatory

11'7" x 7'9"

The conservatory has doors that provides exit to the side and back of the property. From here there is also access to the ground floor toilet and storage space

## Toilet

5'1" x 2'9"

The ground floor toilet has a small window.

## Storage

The storage space has a rear facing window.

## Bedroom 1

13'5" x 10'11"

This double bedroom features laminated flooring and a front aspect window.

## Bedroom 2

13'5" x 8'7"

This smaller double bedroom features a rear aspect window.

## Bedroom 3

9'2" x 8'0"

This bedroom is a good-sized single and includes a window overlooking the street at the front of the property.

## Shower Room

8'0" x 5'6"

The shower room is equipped with toilet, hand wash basin and shower facilities

## Garden

At the front of the property there is lawn coverage and blocked paving offering off street parking that also leads to the front door. The well-spaced enclosed rear garden offers much potential for gardening

