



Connells

Primrose Avenue
Bushbury Wolverhampton



Property Description

Connells Wolverhampton have the pleasure to bring to the market this CHAIN FREE and well laid out traditional family home. Internally this property has an abundance of space and must be viewed in order to fully appreciate. A particular appeal of this property is its close proximity to popular transport access links and the i54 commercial development being a short distance away.

The property comprises of entrance porch, entrance lounge, 21ft entertainment style lounge, large kitchen, three generously proportioned bedrooms and family bathroom. Externally there is a driveway area to front, shared side access and enclosed rear garden with brick outbuilding and gardeners wc.

The Location & Area

Situated on Primrose Avenue which offers fantastic commuting access to the M54 and M6 motorways. The i54 commercial development and local shopping is also relatively close by. Further shopping can be found within Wednesfield and Bentley Bridge retail park. Popular schools, doctors and dentist are also within close proximity.

Entrance Porch

Double glazed door to front, glazed door to entrance hall.

Entrance Hall

Door to entrance porch, stairs to first floor landing, central heating radiator, storage cupboard, doors to various rooms.

Lounge

21' 4" x 10' 2" (6.50m x 3.10m)
Window to front and rear, central heating radiator, gas fire, door to entrance hall.

Kitchen

14' 8" x 10' 4" max (4.47m x 3.15m max)
Window to rear, a range of wall and base units, stainless steel drainer sink, space for cooker, space for washing machine, door to inner hall

Inner Hall

Gate to side shared access, door to garden.



First Floor Landing

Doors to various rooms, loft access.

Bedroom One

10' 8" x 11' 1" (3.25m x 3.38m)

Window to front, central heating radiator, fitted wardrobe/storage cupboard, Worcester Bosch Greenstar boiler, door to first floor landing.

Bedroom Two

8' 8" x 16' 6" max (2.64m x 5.03m max)

Window to rear, central heating radiator, fitted wardrobe/storage cupboard, door to first floor landing.

Bedroom Three

7' 8" x 13' 8" (2.34m x 4.17m)

Two window to fronts, central heating radiator, storage cupboard, door to first floor landing.

Family Bathroom

Window to rear, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Outside Front

Lawned area, tarmac driveway, paved pathway, side shared access leading to rear.

Outside Rear

Panelled fencing lawned area, a range of plants, trees and shrubs, greenhouse, paved patio area, outside tap, two brick outbuildings (one is a storage shed, one wc).

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

view this property online connells.co.uk/Property/WVH327488

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH327488 - 0005