



**Connells**

Grosvenor Crescent  
Bushbury Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure of bringing to the market this immaculately presented and delightful two bedroom detached bungalow in a popular residential location. Sitting on a large plot this property would make the ideal bungalow with an abundance of internal and external space.

The property comprises of an entrance porch, entrance hall, lounge, two bedrooms, shower room, modern fitted kitchen and conservatory to rear garden. Externally there is generous off road parking to front and a large highly manicured and landscaped rear garden.

Viewing is strongly advised to fully appreciate the delightful accommodation on offer.

### Location And Area

Situated in the Bushbury area offering fantastic commuting access to the main Stafford Road which links to the M54 and M6 motorways.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Door to entrance porch, doors to various rooms.

### Lounge

10' 2" x 14' 9" ( 3.10m x 4.50m )

Double glazed window to front, double glazed window to side, electric fire, radiator, door to entrance hall, door to kitchen.

### Kitchen

16' 2" x 8' 8" ( 4.93m x 2.64m )

Double glazed window to rear, double glazed door to rear, double glazed window to side, range of wall and base units, inset oven, hob and extractor, stainless steel drainer sink, point for a washer, point for a fridge freezer, door to conservatory.

### Conservatory

9' 7" x 10' 7" ( 2.92m x 3.23m )

Double glazed windows.



### Bedroom One

10' 2" x 11' 8" ( 3.10m x 3.56m )

Double glazed window to rear, radiator fitted wardrobes, door to entrance hall.

### Bedroom Two

10' 2" x 11' 8" ( 3.10m x 3.56m )

Double glazed window to front, radiator, electric fire, fitted wardrobe and door to entrance hall.

### Shower Room

Shower in a cubicle, radiator, two double glazed windows to rear, pedestal sink, low flush toilet, door to entrance hall.

### Outside Front

Large block paved driveway offering off road parking, side gated access to the rear garden.

### Outside Rear

Paved patio area, large lawned area with highly manicured and landscaped flower beds, surrounded by a range of panelled fencing.

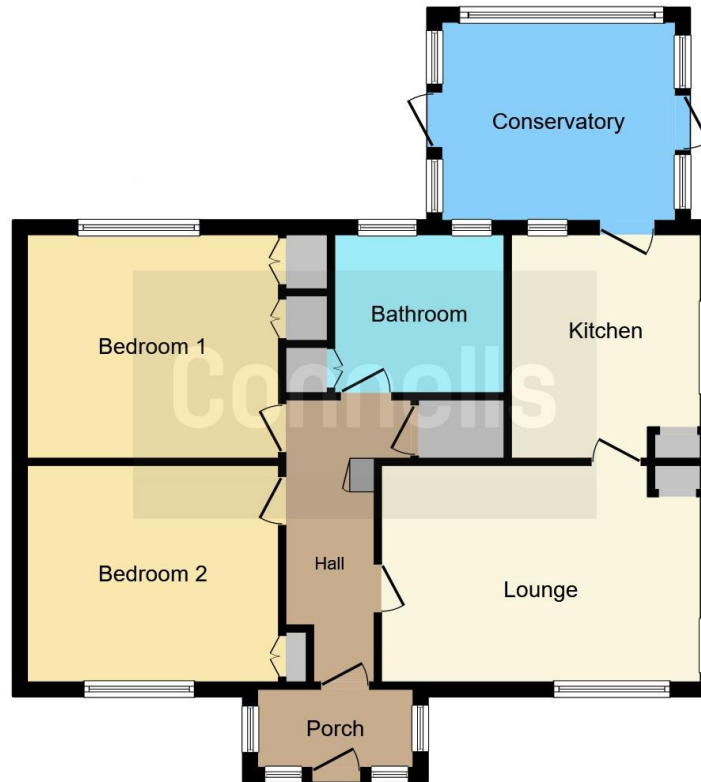
### Agents Note

Please note we are aware that this property is what's considered a non standard construction and maybe be suitable for mortgage purposes, please seek legal advice before incurring any costs.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH329733](http://connells.co.uk/Property/WVH329733)**

Tenure: Freehold



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