



**Connells**

Moreton Road  
Bushbury Wolverhampton





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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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### Property Description

Connells Wolverhampton brings the market this CHAIN FREE two bedroom semi detached property in a popular residential location. The property is in need of repair and modernisation.

The property comprises of entrance hall, lounge, dining room, kitchen and rear porch. To the first floor there are two bedrooms and large bathroom. Externally there are front and rear gardens with off road parking

### The Location & Area

Conveniently located for the main Stafford Road which offers fantastic commuting links to the M54 and M6 motorways. The new i54 Commercial Development is also relatively close by as well as a wonderful selection of local shopping and bus routes to Wolverhampton City Centre.

### Entrance Hall

Double glazed door to front, door to lounge.

### Lounge

12' 9" x 11' 10" ( 3.89m x 3.61m )

Double glazed window to front, door to entrance hall, door to dining room.



### Dining Room

16' 4" x 11' ( 4.98m x 3.35m )

Double glazed window to rear, door to lounge, door to kitchen, door to pantry storage.

### Kitchen

12' 4" x 6' 10" ( 3.76m x 2.08m )

Double glazed window to rear and side, a range of wall and base units, space for various appliances, door to dining room.

### Rear Porch

Double glazed windows around, door to garden.

### First Floor Landing

Doors to various rooms.

### Bedroom One

11' 3" x 16' 4" ( 3.43m x 4.98m )

Double glazed window to front, storage cupboard, door to first floor landing.

### Bedroom Two

11' 2" x 8' ( 3.40m x 2.44m )

Double glazed window to rear, door to first floor landing.

### Bathroom

Double glazed window to rear, panelled bath with electric shower, low flush toilet, pedestal sink,, door to first floor landing.

### Outside Front

Off road parking to front.

### Outside Rear

Large overgrown rear garden.















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: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH330391](http://connells.co.uk/Property/WVH330391)**



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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