



Connells

Purcell Road
Bushbury Wolverhampton

Purcell Road Bushbury Wolverhampton WV10 9EH

for sale offers in excess of
£165,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to present this two bedroom semi detached leasehold home boasting no onward chain in the Bushbury area.

Entering into the home to an entrance hallway which leads you into the spacious lounge with dining area. From there you'll find an inner hallway which provides access to the well appointed kitchen and a convenient ground floor WC.

Heading upstairs boasts two double bedrooms which both offer en-suites. One being a shower room, while the other bedroom on the rear of the property hosts a bathroom, allowing both bedrooms to give privacy to residents or guests. Outside to the front is a front garden alongside off road parking. To the rear is a sizeable rear garden, perfect for family barbecues or outdoor activities.

Don't miss your chance and view this fantastic home. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated close to the main Stafford Road which offers fantastic commuting links to the M54 and M6 motorways. The i54 commercial development is also nearby.

Entrance Hallway

Ceiling light point, radiator, double glazed window to the side and a door to the lounge.

Lounge

17' 3" x 12' 7" (5.26m x 3.84m)

Double glazed window to the front, radiator, two ceiling light points, electric fireplace, stairs rising to the first floor and doors leading to the entrance hallway and the inner hallway.

Inner Hallway

Ceiling light point, storage cupboard , archway to the kitchen and doors leading to the lounge, ground floor WC and rear garden

Ground Floor Wc

Low flush wc, wash hand basin with splashback tiles, radiator, ceiling light point, extractor fan and a double glazed window to the rear.

Kitchen

10' x 6' 2" (3.05m x 1.88m)

Matching wall and base units with inset stainless steel sink and drainer , integrated electric oven with four ring gas hob and extractor hood above, plumbing point for washing machine, partly tiled walls, double glazed window to the rear and archway to the inner hallway.

First Floor Landing

Ceiling light point, loft access and doors leading to both bedrooms.

Bedroom One

12' 7" maximum measurement x 12' 3" maximum measurement (3.84m maximum measurement x 3.73m maximum measurement)

Double glazed window to the front, radiator, ceiling light point and a door to the en-suite shower room.

En-Suite Shower Room

Shower cubicle, low flush WC, wash hand basin unit, radiator, ceiling light point, extractor fan and partly tiled walls.

Bedroom Two

12' 6" maximum measurement x 8' 4" maximum measurement (3.81m maximum measurement x 2.54m maximum measurement)

Double glazed window to the rear, radiator, ceiling light point, built-in storage cupboard with water cylinder and door to the en-suite bathroom.

En-Suite Bathroom

Panelled bath with a shower attachment, wash hand basin unit, low flush WC, extractor fan, tiled walls, ceiling light point and radiator.

Rear Garden

Mainly lawned with timber fencing, side gate and outside tap point









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

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 145.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331470

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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