



Connells

Hamilton Gardens
Bushbury Wolverhampton

Hamilton Gardens Bushbury Wolverhampton WV10 8AX

for sale offers in the region of
£220,000



Property Description

Connells Wolverhampton bring to the market this extended three bedrooms semi-detached non standard construction property in the popular area of Bushbury. This accommodation is suitable for first time buyers, investors or small families.

Internally the property comprises of an entrance hallway leading to a cosy front lounge and a modern stylish kitchen/ diner. The ground floor also boasts an extended sun lounge and a utility are with access to a ground floor wc. On the first floor there are three well proportioned bedrooms and a bathroom.

Externally there is off road parking to front for ample vehicles and a well presented enclosed rear garden.

Location And Area

Conveniently located for Wolverhampton and Wednesfield shopping centres, along with the fantastic access to the M6 and adjoining M54 motorways. There are a selection of junior and senior schools nearby along with bus routes.

Approach

Off road parking to front with access to the main accommodation.

Entrance Hallway

Double glaze door to front, radiator, stairs to first floor landing, doors to various rooms.

Lounge

13' 9" x 12' (4.19m x 3.66m)

Double glazed window to front, radiator.

Kitchen/ Diner

20' 9" x 8' 4" (6.32m x 2.54m)

Wall and base units, sink, spray mixer tap, induction hob, partly tiled walls, wall mounted heater, vertical heated, double glazed window to rear, double glazed sliding door to sun lounge, door to utility area.

Sun Lounge

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed sliding doors to kitchen/ diner, vertical radiator, french doors to rear garden.

Utility

Double glazed window to side, plumbing for washing machine, wall mounted boiler, doors to kitchen/diner, side access, ground floor wc.

Ground Floor Wc

Low flush wc, wash hand basin, heated towel rail, double glazed window to side.



First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

12' 11" max x 12' 2" max (3.94m max x 3.71m max)

Double glazed window to front, radiator.

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)

Double glazed window to rear, radiator.

Bedroom Three

9' x 8' 6" (2.74m x 2.59m)

Double glazed window to front, radiator, spotlights, storage built in under a fitted bed.

Bathroom

Panelled bath with a shower over, low flush wc, wash hand basin, partly tiled walls, heated towel rail, double glazed window to rear.

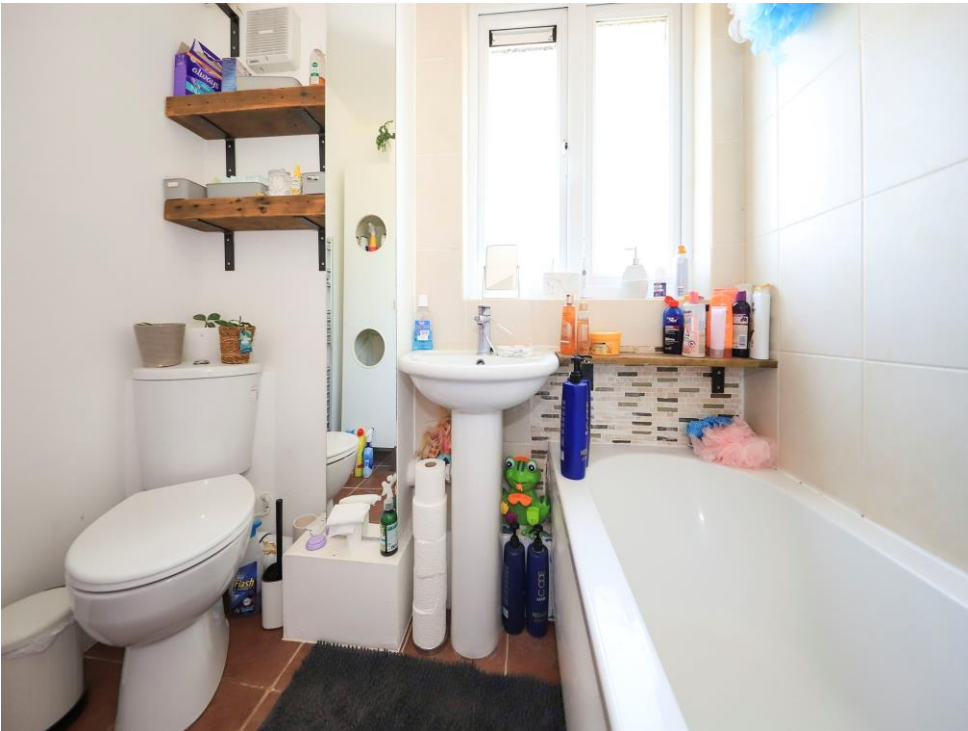
Outside Rear

Concrete patio area with lawn and outside tap.

Agents Note

Please note this is a non standard construction build and would recommended seeking 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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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Property Ref: WVH332101 - 0003