



**Connells**

Moreton Road  
Bushbury Wolverhampton



# Moreton Road Bushbury Wolverhampton WV10 8LB

for sale offers over  
**£325,000**



## Property Description

Connells Wolverhampton are delighted to present to market this bay fronted detached family home being sold with NO UPWARD CHAIN. Well located to local amenities, transport links including the M54 & M6 motorway and local schooling in both sectors, this promises to be the ideal choice for growing families. With planning permission for a double storey wraparound extension, further scope is afforded courtesy of the large corner plot location. Planning Ref 17/01366/FUL

A welcoming entrance porch leading to inner hall, the ground floor features a 24ft through lounge diner perfect for relaxing with family or entertaining guests. A stylish fitted kitchen with integrated appliances provides modern living needs and a great space for the eager chefs amongst us. Upstairs the property benefits from three bedrooms, two of which are fitted with high quality wardrobes. Meanwhile a stunning bathroom completes the internal accommodation.

Externally the property continues to impress with a generous block paved driveway located to the fore - suitable for around four average sized vehicles. Further parking or storage capability is found within the garage which is accessed from Short Road.

## Main Description

Internally the property is beautifully presented and benefits from a full back to brick renovation, including new electrics, tiled roof and silicone render to exude the kerb appeal. The latter is particularly impressive due to the material used, designed to avoid any staining and ensure a fresh look for at least 20 years! Furthermore the external walls and render are well insulated to keep heat in lending a helping hand to growing utility costs.

But the true gem of this home is the rear garden! A well landscaped & low maintenance space, perfect for entertaining. Further offering rear garage access as well as two brick built, insulated and double glazed outhouses. Currently being used as dog kennels and separate grooming room, both spaces offer flexibility to serve to your needs. Maybe a home office is on your checklist? Maybe you've always dreamed of a man cave? Maybe leaving the house to go to the gym isn't your thing? Or maybe you need an annex?

Well fear less because thanks to these two brilliant spaces your opportunities aren't restricted! Both spaces have full power, electrics and hot & cold water plumbed, so all you need to do is create your dream outdoor space.

Viewing is highly recommended to appreciate this fantastic family home. To schedule a time slot please call our sales team today who will be happy to help.



## 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. The property is also conveniently located for numerous schools and local shopping.

## Entrance Porch

Double glazed door to front, double glazed windows to front and side.

## Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, access to the guest wc.

## Guest Wc

Double glazed window to side, wc, wash hand basin, extractor fan, tiled floor, tiled walls.

## Through Lounge Diner

24' 8" into bay x 19' 9" max ( 7.52m into bay x 6.02m max )

Double glazed patio doors to rear, double glazed bay window to front, central heating radiator, electric fireplace.

## Kitchen

Double glazed window to side, a range of wall and base units with work surfaces, sink and drainer, electric oven, five ring gas hob, central heating radiator, double glazed door to side leading to rear garden.

## First Floor Landing

Double glazed window to side, loft access.

## Bedroom One

Double glazed bay window to front, central heating radiator, fitted wardrobe.

## Bedroom Two

Double glazed window to rear, central heating radiator, fitted wardrobe.

## Bedroom Three

Double glazed window to front, central heating radiator.

## Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower over, extractor fan, heated towel rail, tiled walls. tiled floor.

## Outside Front

Block paved driveway providing off road parking.

## Outside Rear

Decking area, patio area, artificial lawn, outdoor lights, outdoor tap, two double electric points, two gated accesses, access to outbuildings and garage.

## Outbuilding One

Currently used a kennel. Double glazed windows to front and side, double glazed access door to front, power, lighting, hot and cold water supply, light and tap.

## Outbuilding Two

Double glazed window to front, double glazed access door to side, power, lighting, hot and cold water supply, external lights, double electric points.

## Garage

Doors, power, lighting double glazed door to side leading to garden. Access to the garage is from Short Road.





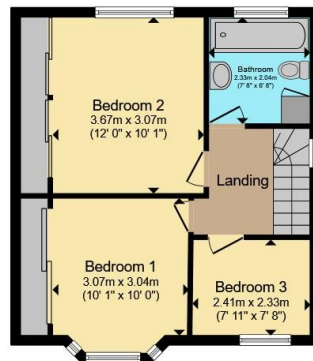




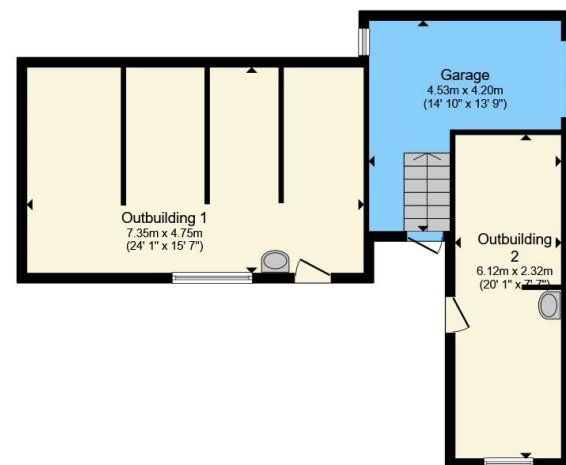




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 159.5 m<sup>2</sup> (1,717 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH319356](http://connells.co.uk/Property/WVH319356)**



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Property Ref: WVH319356 - 0005