



389 Bushbury Lane, Wolverhampton

THOMAS HARVEY
ESTATE AGENTS

A Three Bedroom Mid Terraced House With Tremendous Potential To Extend & Restyle To Buyers Own Requirements. In A Popular Residential Area!

389 Bushbury Lane, Bushbury, Wolverhampton, WV10 8JZ
Asking Price: £180,000

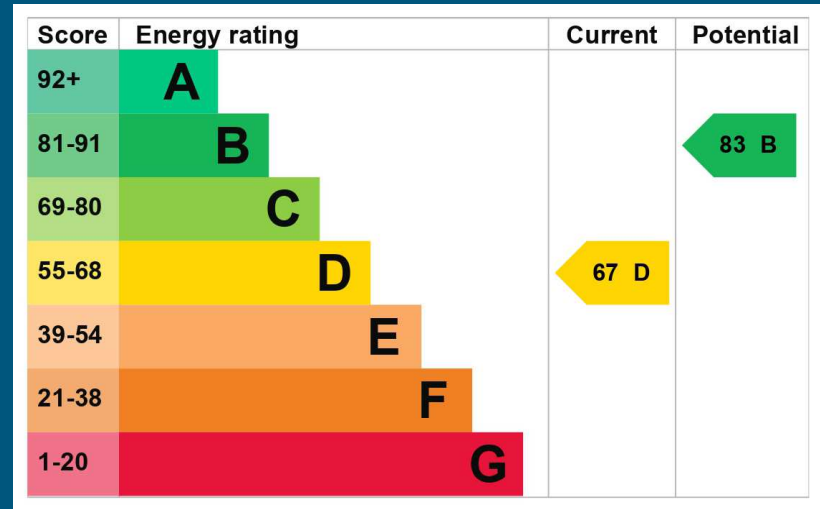
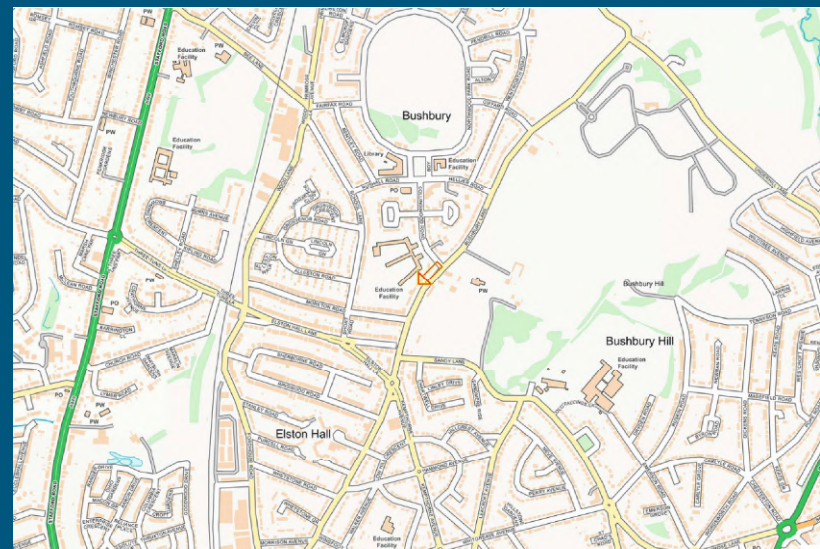
- Tenure:** Freehold
- Council Tax:** Band B – Wolverhampton
- EPC Rating:** D (67) No: 9471-30550-6205-7135-3200
- Total Floor Area:** 1017.3sq feet (94.5sq metres) Approx.
- No Upward Chain**
- Services:** We are informed by the Vendors that all main services are installed
- Broadband –** Ofcom checker shows Standard/ Superfast/ Ultrafast are available
- Mobile:** Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in a well-established residential area, extremely convenient for a vast range of amenities including easy walking distance of local schools in both sectors, this mid terraced house is ideal for purchasers requiring a home to restyle to own requirements with further provision to extend the ground floor at rear (Subject to Planning Permission).

Having the benefit of gas central heating and double glazing the accommodation includes porch to entrance hall with stairs to first floor, living room with open archway to dining room and the rear kitchen is fitted with a traditional suite. Adjacent is a rear lobby with WC, garden stores and side access to passageway. On the first floor there are three bedrooms and bathroom with coloured suite. At the front of the house is a driveway providing ample off road parking. At the rear of the house is a mature enclosed rear garden which offers the maximum privacy and also adjacent to Bushbury Lane allotments opposite.

Located less than 1km away from the Stafford Road and therefore having the M54 motorway less than 2.5km away, Bushbury Lane is also with easy access of i54 Business Park, Wolverhampton City Centre and having excellent transport link.

With viewing highly recommended to appreciate the opportunity this property has to offer, and offered with no upward chain, the accommodation further comprises:



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Reception Porch: PVC double glazed door with matching side windows and laminate flooring.
Entrance Hall: Internal double glazed opaque door, radiator and stairs to first floor with built in storage cupboard below.

Living Room: 13'5" (4.09m) x 12ft (3.66m)

York stone fireplace with electric pebble effect fire, radiator, coved ceiling, wood stripped flooring and double glazed bow window to front. Open archway to: **Dining Room: 8'11" (2.71m) x 7'11" (2.42m)** Radiator, coved ceiling, wood stripped flooring and double glazed window to rear.

Kitchen: 12'6" (3.81m) x 8'11" (2.71m)

Fitted with a traditional suite comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, radiator, floor to ceiling built in cupboard, panelled walls, built in pantry, tiled flooring, double glazed window to rear and internal PVC double glazed opaque door to **Lobby:** Double glazed opaque window to rear with matching door and PVC door to side passageway. **Guest Cloakroom:** Low level WC, radiator, laminate flooring and double glazed opaque window. **Garden Stores & Utility / Store Room: 7'1" (2.15m) x 5'7" (1.71m)** Double glazed window.

First Floor Landing: Built in storage cupboard and loft hatch.

Bedroom One: 12ft (3.66m) x 9'7" (2.93m)

Built in twin floor to ceiling double wardrobes, radiator and double glazed window to front.

Bedroom Two: 11'7" (3.53m) x 8'9" (2.68m)

Floor to ceiling built in double wardrobe, radiator and double glazed window to rear.

Bedroom Three: 9'1" (2.77m) x 7'9" (2.35m)

Built in wardrobe, radiator and double glazed window to front.

Bathroom: 9'3" (2.81m) x 5'7" (1.69m)

Fitted with a traditional coloured suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, low level WC, radiator, tiled walls, built in cupboard housing wall mounted gas fired airing cupboard, laminate flooring and two double glazed opaque windows to front.

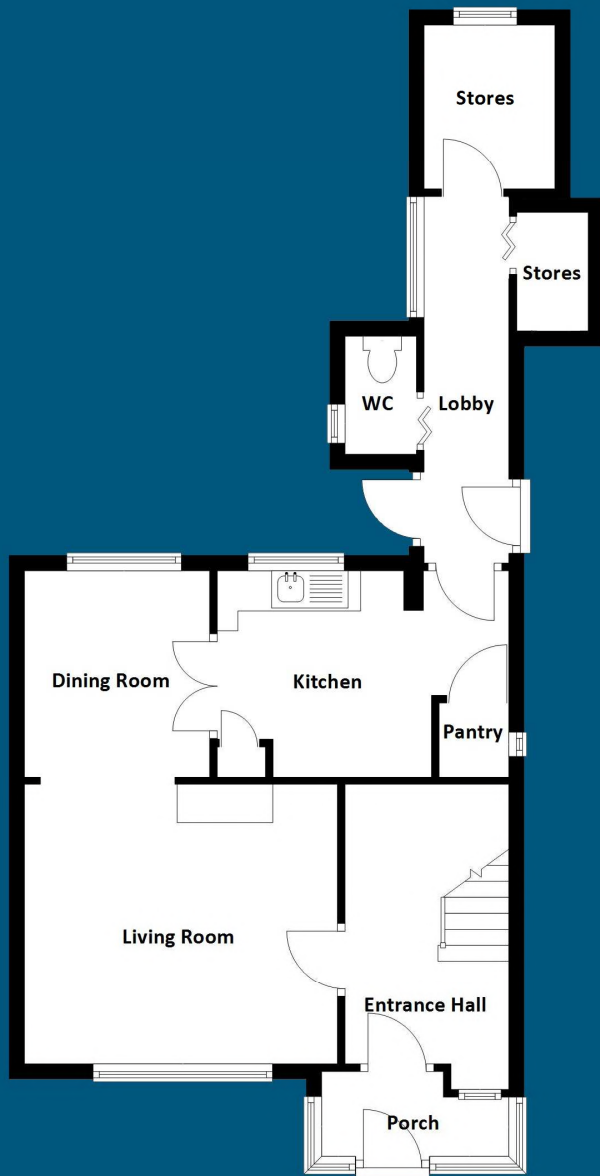
Rear Garden: An enclosed rear garden with full width paved patio, lawn, a variety of shrubs & trees, garden sheds, surrounding fencing & hedging.



IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



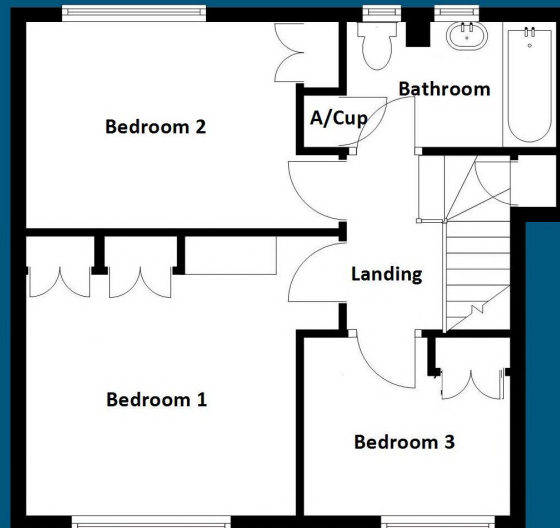




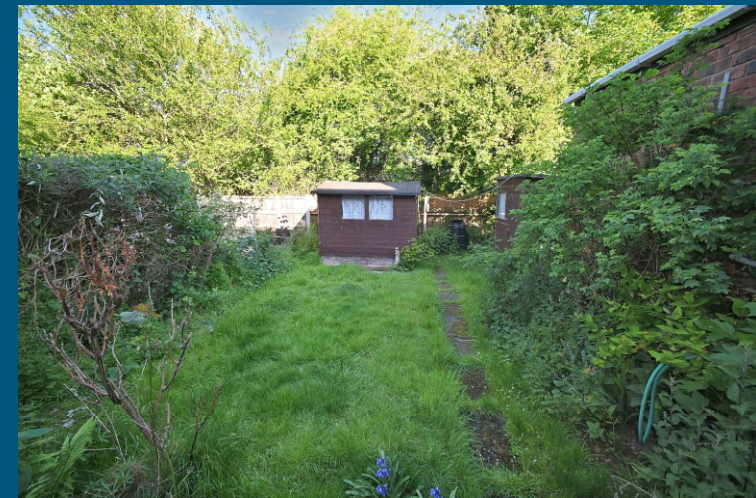
Ground Floor
Approx.: 579sq feet
(53.9sq metres)

**Total Floor Area: 1017.3sq feet
(94.5sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



First Floor
Approx.: 437.5sq feet
(40.6sq metres)



PROPERTY MISDESCRIPTION ACT 1991

A buyer is advised to obtain verification from their solicitor or surveyor.
MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.
Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.