



125 Bushbury Lane
WOLVERHAMPTON, WV10 9TN

Alan Rodgers
The **South Shropshire** Property Expert





Occupying a prominent end-terrace position on Bushbury Lane, this impressive three-bedroom home has been comprehensively refurbished throughout, offering a stylish blend of modern comfort, practicality, and quality finish. Further benefitting from a new gas central heating boiler, the property is presented as a true turnkey home in a highly convenient Wolverhampton location.

Ideal for first-time buyers, young families, or investors, the property offers generous and flexible accommodation with the added advantage of excellent parking arrangements and low-maintenance outdoor space.

Property at a glance

Mid-terraced

3 bedrooms

Bathroom with bath

Front and rear garden

Off-street driveway parking

Gas central heating

Double glazing

Close to local schools

Close to shops and post office

EPC rating – D

Council tax band A

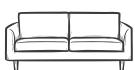
No Upward Chain



3



2



1





Ground Floor Accommodation

The property opens into a welcoming entrance space, leading through to well-proportioned living accommodation.

The principal lounge is bright and inviting, enjoying a front aspect and providing an excellent everyday living area.

A separate dining room / additional reception space offers superb versatility and can be used

as a formal dining area, second sitting room, or home office.

The newly fitted kitchen is finished in a contemporary style, offering a range of modern units, generous work surfaces, and direct access to the rear garden.

The property also benefits from a modern ground floor bathroom, conveniently positioned and fitted with a contemporary suite and stylish finishes.





First Floor Accommodation

To the first floor, there are three well-proportioned bedrooms, each presented in a fresh neutral décor:

- A spacious principal double bedroom
- A further well-sized double bedroom
- A versatile third bedroom suitable as a nursery, study, or guest room.

Outside

A key feature of this home is its excellent and secure parking provision. To the side of the terrace is a shared gated driveway serving the neighbouring properties, accessed via a lockable metal gate with key access only for residents, providing secure and controlled access.

In addition, the property benefits from allocated parking spaces situated on its own land immediately to the rear, offering highly convenient off-road parking directly behind the home.

The rear garden is low maintenance and provides a private outdoor space ideal for seating, entertaining, or relaxation.

Refurbishment & Specification

The property has undergone a full programme of improvement, including:

- Comprehensive internal refurbishment throughout
- New gas central heating boiler providing efficient modern heating
- Newly fitted kitchen and modern ground floor bathroom
- Fresh décor and new flooring throughout
- Double glazing
- Move-in ready neutral presentation



Location

Excellent location for access.

Set within the sought-after Bushbury district of Wolverhampton, the property lies close to Stafford Road (A449), giving swift access to

Wolverhampton City Centre (1.5 miles),
M54 Motorway (2.5 miles) and
i54 Business Park (5 mins walk).

Local schools and shops are all within walking distance, bus services run from Bushbury Lane and Wolverhampton Railway Station is approximately 2 miles away.



Distances from the property

- City centre: 2.5 miles
- Primary school: 2 mins walk
- Secondary school: 1.5 miles
- Train station: 2.5 miles
- Motorway links: 2.5 miles
- Airport: 22 miles
- Bus Stop: 1 mins walk
- Hospital: 2 miles
- A&E: 2 miles
- Shop & Post office: 2 mins walk



Services

Mains water, drainage, gas and electric

Tenure

Freehold

Local Authority & Tax Band

Wolverhampton

Tax band - A



Floorplan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or mistatement. A party must rely upon its own inspection(s).

Directions

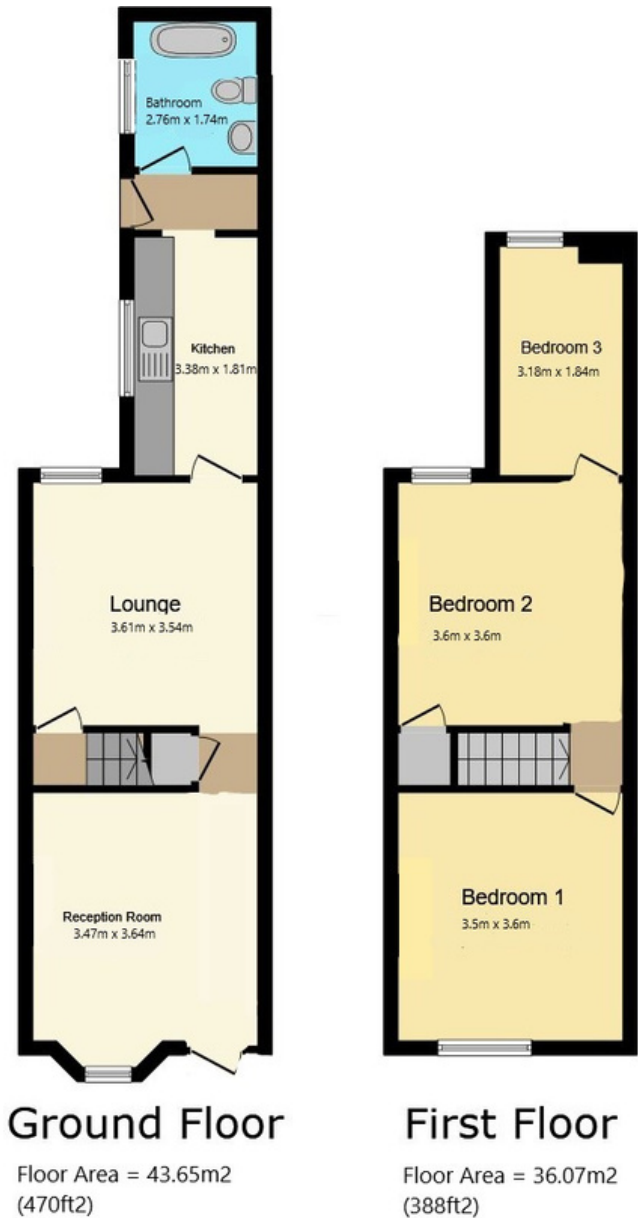
From the centre of Wolverhampton take the A449 Stafford Street off the ring road system. At the first roundabout, take the 3rd exit continuing on Stafford Rd/A449. Go straight over the next roundabout. At the third roundabout, take the 2nd exit onto Bushbury Lane. Go straight over the next roundabout and 125 Bushbury Lane will be on your left-hand side, just before the turning for Ripon Road.

From the M54, exit at junction 2 onto the A449 heading south towards Wolverhampton. At the first roundabout take the first exit and stay on the A449. At the second roundabout, take the first exit onto Three Tuns Lane. Take the third right turn onto Fordhouse Road, just after going under the railway bridge. At the roundabout, turn right onto Bushbury Lane. After 0.4 miles, 125 Bushbury Lane will be on your right-hand side.

Viewing Arrangements

Viewing strictly by appointment with sole agent

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

About the Area

Wolverhampton is a vibrant and well-connected city in the heart of the West Midlands, offering an ideal setting for first-time buyers and young families alike. Known for its strong sense of community and ongoing regeneration, the city blends rich industrial heritage with modern amenities and a growing local economy.

Residents benefit from excellent transport links, with easy access to the M6 motorway, M54 motorway, and direct rail services from Wolverhampton Railway Station to Birmingham, Manchester, and London - making it a great choice for commuters.

The city centre offers a wide range of shops, restaurants, and leisure facilities. For families, there are well-regarded schools, parks, and open spaces such as West Park, providing plenty of opportunities for outdoor activities.



Wolverhampton is also home to the well-regarded University of Wolverhampton, contributing to the city's energy and providing excellent educational opportunities, as well as the major New Cross Hospital, offering comprehensive healthcare services and local employment.

With a thriving cultural scene, including venues like the Art Gallery, Civic Hall and Grand Theatre, a range of local events, and a variety of affordable housing options, Wolverhampton presents excellent value and a welcoming environment for those looking to get onto the property ladder or settle into family life.



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