



**Connells**

Bushbury Road  
Fallings Park Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and deceptively spacious three bedroom semi detached family property a short distance from New Cross hospital. Benefiting from an abundance of internally and external space this property should be viewed in order to fully appreciate. Contact Connells today to book your viewing.

The property comprises entrance porch, entrance hall, ground floor wc, large extended lounge diner, conservatory/family room, extended kitchen, three bedrooms and modern shower room. Externally there is driveway to front and large rear garden with potential to add rear access, subject to relevant permissions.

### The Location & Area

Situated on Bushbury Road which offers fantastic commuting links to the M54 and M6 motorways and the Black Country route. New Cross hospital, Wednesfield and Bentley Bridge retail park are also relatively close by. There is also a selection of local schooling just a stone's throw away.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Door to porch, stairs to first floor landing, door to wc, doors to various rooms.

### Ground Floor Wc

Low flush wc, wash hand basin, door to entrance hall.

### Lounge Diner

24' 2" x 11' 6" ( 7.37m x 3.51m )

Double glazed window to front, central heating radiator, door to conservatory/family room.

### Kitchen

19' 5" x 7' 6" ( 5.92m x 2.29m )

Double glazed window to side, a range of wall and base units, space for various appliances, door to entrance hall, double glazed door to rear garden.



### First Floor Landing

Doors to various rooms.

### Bedroom One

12' 3" x 11' 7" ( 3.73m x 3.53m )

Double glazed window to rear, fitted wardrobe, central heating radiator, door to first floor landing.

### Bedroom Two

12' 3" x 11' 7" ( 3.73m x 3.53m )

Double glazed window to front, fitted wardrobe, central heating radiator, door to first floor landing.

### Bedroom Three

8' 6" x 7' 5" ( 2.59m x 2.26m )

Double glazed window to rear, central heating radiator, door to first floor landing.

### Shower Room

Double glazed window to front, shower cubicle, low flush toilet, pedestal sink, airing cupboard, door to first floor landing.

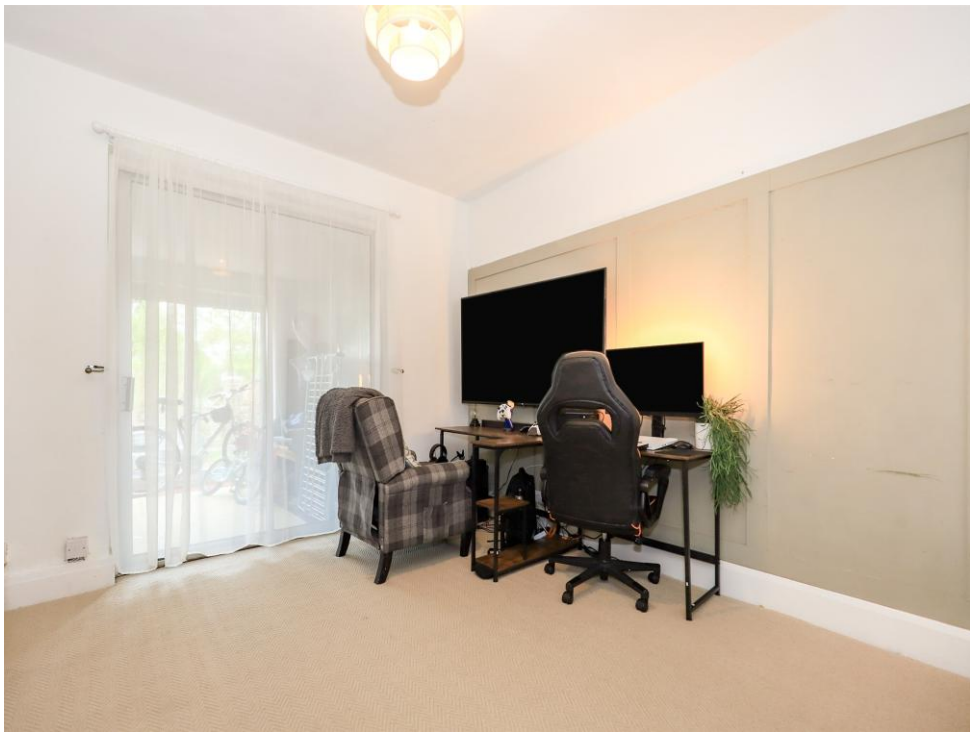
### Outside Front

Slabbed driveway area providing off road parking.

### Outside Rear

Large and spacious rear garden with lawned area, paved patio area, surrounding fencing and hedging.









**Ground Floor**



**First Floor**

Total floor area 105.4 m<sup>2</sup> (1,134 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)



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: E    Council Tax  
Band: A

Tenure: Freehold

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