



101 Bushbury Lane
WOLVERHAMPTON, WV10 9TN

Alan Rodgers
The **South Shropshire** Property Expert





Positioned along Bushbury Lane, this well-presented, three-bedroom, mid-terraced home combines generous internal space with superb access to the city, local amenities, transport links and schools.

The property is ideally suited to first-time buyers, investors, or growing families, offering scope for modernisation and value uplift.



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

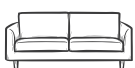
No Upward Chain



3



1



1



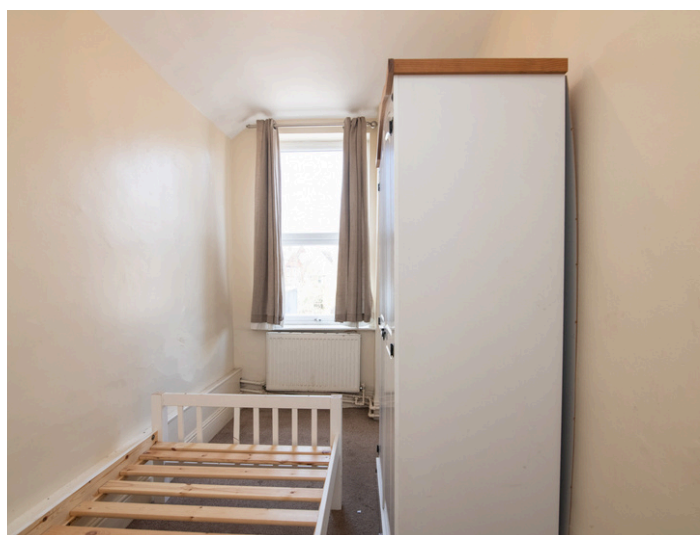


Accommodation

- Entrance Hall – with doors to reception room on left and separate living/dining room ahead.
- Living Room / Dining Area – a cosy space with bay window to rear, stairs to first floor and door to kitchen.
- Kitchen – fitted with a range of wall and base units, work surfaces, sink and drainer, gas cooker point, and window overlooking the rear courtyard.
- Rear Lobby / Utility Area – provides access to the rear courtyard, garden and parking space and main bathroom.
- Bathroom – comprising three-piece-suite with panel bath and overhead shower, pedestal wash basin, and WC.
- First Floor – landing leading to two double bedrooms and a further single bedroom.

Outside

- Front – low maintenance garden and path
- Rear Garden – lean mature strip and enclosed garden with parking space, and offering excellent privacy, backing onto local primary school.



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

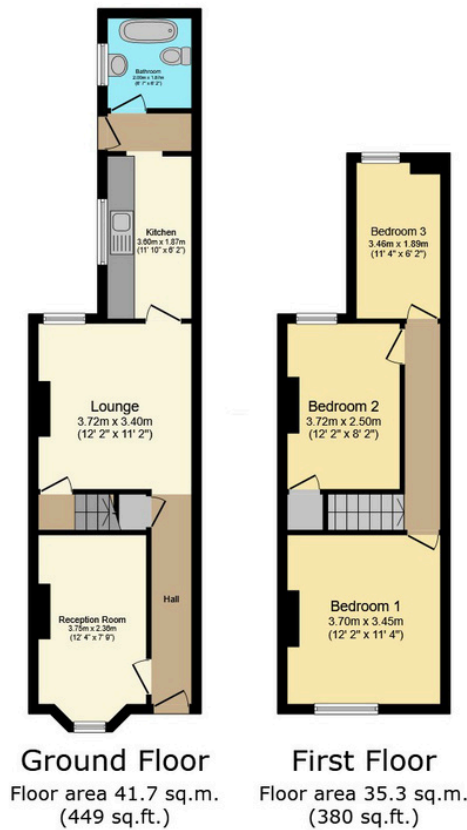
Freehold

Local Authority & Tax Band

Wolverhampton

Tax band - A





Total floor area: 77.1 sq.m. (829 sq.ft.)

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 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 misstatement. 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 101 Bushbury Lane will be on your left-hand side, after the Bushbury Lane Post Office.

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, 101 Bushbury Lane will be on your right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

Viewing Arrangements

Viewing strictly by appointment with sole agent

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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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