



**Connells**

Bushbury Lane  
Bushbury Wolverhampton



# Bushbury Lane Bushbury Wolverhampton WV10 8JY

for sale offers in the region of  
**£240,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this recently refurbished and attractive three bedroom semi detached family property in a popular residential location. Benefiting from NO ONWARD CHAIN and fields views to front, this property should be viewed in order to fully appreciate. Please contact Connells today to book a viewing.

The property comprises of entrance hall, lounge, dining room and modern fitted kitchen. On the first floor there are selection of three spacious bedrooms and a recently refitted family shower room. Externally there is a large garden area previously been used as a driveway (no dropped kerb). To the rear garden is a good size rear garden ideal for families.

## The Location & Area

Situated in a highly desirable location, Bushbury Lane offers easy access to a range of amenities. You'll find a variety of restaurants nearby and the M54 motorway and i54 business park are within close proximity, perfect for commuting professionals. Furthermore, Wolverhampton City Centre is just a short distance away, offering a wide array of shopping, dining, and entertainment options.

## Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, doors to various rooms.

## Lounge

14' 8" x 10' 11" ( 4.47m x 3.33m )

Double glazed window to front, central heating radiator, door to entrance hall, open to dining room.

## Dining Room

8' 6" x 7' 11" ( 2.59m x 2.41m )

Double glazed french doors to rear, central heating radiator, open to lounge.

## Kitchen

13' 6" x 8' 5" ( 4.11m x 2.57m )

Double glazed door and window to rear, a range of wall and base units, inset oven, hob and extractor, tiled floor, space for various appliances, door to entrance hall.



### First Floor Landing

Double glazed window to side, doors to various rooms.

### Bedroom One

10' 11" x 12' 6" ( 3.33m x 3.81m )

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

### Bedroom Two

8' 8" x 13' 4" ( 2.64m x 4.06m )

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

### Bedroom Three

7' 11" x 9' ( 2.41m x 2.74m )

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

### Family Shower Room

Double glazed window to rear, low flush toilet, vanity sink, shower cubicle with electric shower, door to first floor landing.

### Outside Front

Garden area which is ideal for use for off road parking subject to necessary permissions and consents (see Agents Note).

### Outside Rear

Good size enclosed rear garden, lawned area, panelled fencing, brick built storage area.

### Agents Note

Please note there is no dropped kerb to the front.







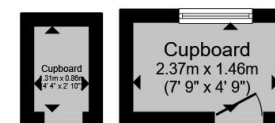




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 90.6 m<sup>2</sup> (976 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**

To view this property please contact Connells on

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333902](http://connells.co.uk/Property/WVH333902)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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