



**Connells**

Morrison Avenue  
Bushbury Wolverhampton



## Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom spacious family property. Benefiting from being a short distance away from Wolverhampton City centre, this property is a perfect family purchase. Viewing of the property is highly recommended in order to fully understand and appreciate the immaculate condition, contact Connells today to book a viewing.

The property briefly comprises of entrance hall, a large family lounge, modern fitted kitchen diner and downstairs wc. On the first floor there are three well proportioned bedrooms and a family wet room. Externally there is a driveway to front, side gated access and a large stylish landscaped rear garden with entertainment decking area.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable

consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## The Location & Area

Situated off Bushbury Lane which links to the main Stafford Road with further links to Wolverhampton City Centre, University, M54 and M6 motorways. The property also situated close to local shops.

## Entrance Hall

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

## Lounge

13' 11" x 13' 9" ( 4.24m x 4.19m )

Double glazed bay window to front, central heating radiator, electric fire, understair seating area (ideal as an office space), door to kitchen diner.

## Kitchen Diner

8' 10" x 13' 6" ( 2.69m x 4.11m )

Two double glazed windows to rear, double glazed door to rear, one and half stainless steel drainer sink, plumbing for washing machine, space cooker, space for fridge, door to downstairs wc.

## Downstairs Wc

Double glazed window to rear, low flush toilet, central heating radiator.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 4" x 10' 6" ( 3.45m x 3.20m )

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

## Bedroom Two

12' 4" x 9' 9" ( 3.76m x 2.97m )

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

## Bedroom Three

9' 1" x 8' ( 2.77m x 2.44m )

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

## Family Wet Room

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

## Outside Front

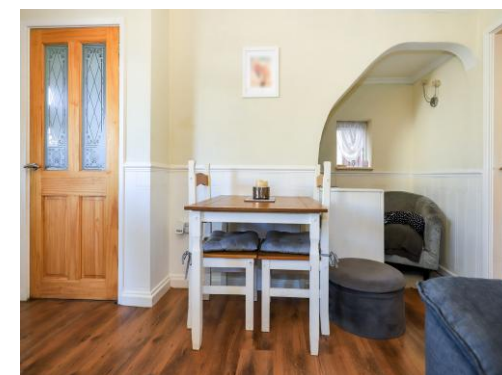
Driveway providing off road parking, side gated access leading to rear garden.

## Outside Rear

Large decking area, raised sleeper planter beds, paved pathway with lawned areas, a range of mature plants, trees and shrubs, panelled fencing.

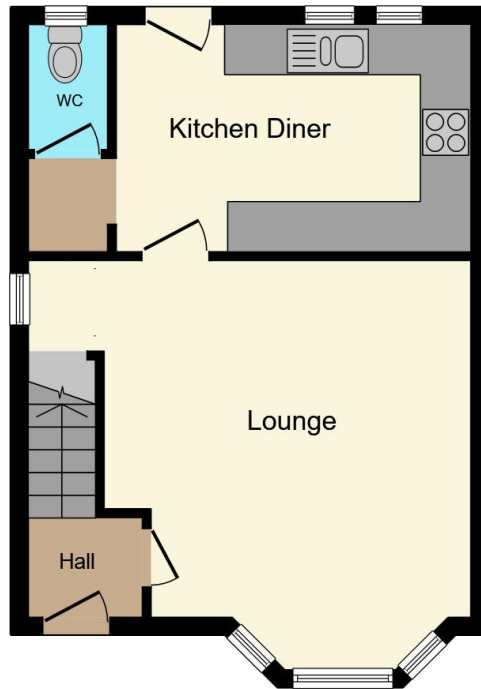
## Agents Note

Please note we are aware that this property is a non standard steel frame structure and may be unsuitable for mortgage purchase, please seek advice before incurring any costs.

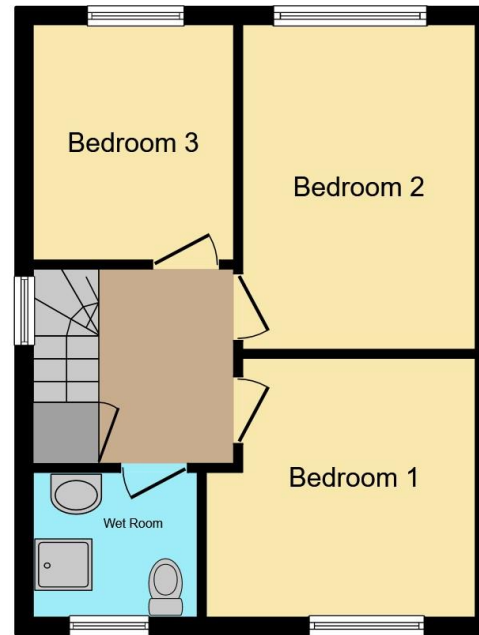








**Ground Floor**



**First Floor**

Total floor area 75.5 m<sup>2</sup> (813 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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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335860](http://connells.co.uk/Property/WVH335860)**



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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