

# Cottons

CHARTERED SURVEYORS

93 Bushbury Lane, Bushbury,  
Wolverhampton, WV10 9TN

Offers in the Region Of  
**£127,500**



- Freehold Traditional Mid-Terrace Family Home
- Four Bedrooms
- Kitchen Diner
- EPC Rating: E
- Living Room
- Requiring Updating Throughout

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)



A THREE STOREY mid-terrace home, requiring updating, but benefiting from uPVC double glazing, gas central heating and loft conversion with Building Regulation Approval in 2016. This ideal first time or buy to let investment comprises; fore court, living room, open plan kitchen diner, downstairs bathroom with W.C., three bedrooms, second floor loft conversion/bedroom four, rear courtyard and additional parcel of land with potential to be utilised as additional garden, parking amenity or erection of garage. Offered with NO UPWARD CHAIN. Freehold. Council Tax Band: A, EPC Rating E.

#### Property Tenure

Freehold

#### Council Tax Band

A

### ACCOMMODATION

#### Location

The property is situated on Bushbury Lane just off the main Stafford Road, conveniently located approximately one mile from Wolverhampton City Centre to the south and approximately two miles from the M54 Motorway to the north.

#### Description

A mid terrace house of traditional brick construction, rendered, with a pitched tile clad roof.

The property has been adapted to have a converted loft to accommodate four bedrooms.

Benefiting from double glazing and gas central heating.

#### Accommodation

Please refer to the floor plan for room measurements.

#### Ground Floor

Lounge, kitchen diner, utility room, bathroom with W.C.

#### First Floor

Stairs and landing, bedroom one (double), bedroom two (single), bedroom three (single).

#### Second Floor

Stairs to bedroom four (single).

#### Outside

Front - Forecourt

Rear - Enclosed yard, vehicular/pedestrian right of way providing off road parking, and a separate garden with potential for the erection of a garage.

#### Building Regulation Approval

The loft conversion was completed with Building Regulation Approval signed off on 11th October 2016 by City of Wolverhampton Council (Application Ref: DROBN/0205/10).



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

#### Residential Sales

0121 247 4747  
sales@cottons.co.uk

#### Auctions

0121 247 2233  
auctions@cottons.co.uk

#### Property Management

0121 247 2030  
property@cottons.co.uk

#### Landlords Property Insurance

0121 247 2030  
insurance@cottons.co.uk

#### Residential Lettings

0121 247 2299  
lettings@cottons.co.uk

#### Commercial Sales & Lettings

0121 247 4747  
commercial@cottons.co.uk

#### Energy Performance Certificates

0121 247 2299  
epc@cottons.co.uk

#### RICS Valuation Surveys

0121 247 4747  
sales@cottons.co.uk



# Cottons

CHARTERED SURVEYORS



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# 93 Bushbury Lane

Approximate Gross Internal Area = 88.7 sq m / 955 sq ft

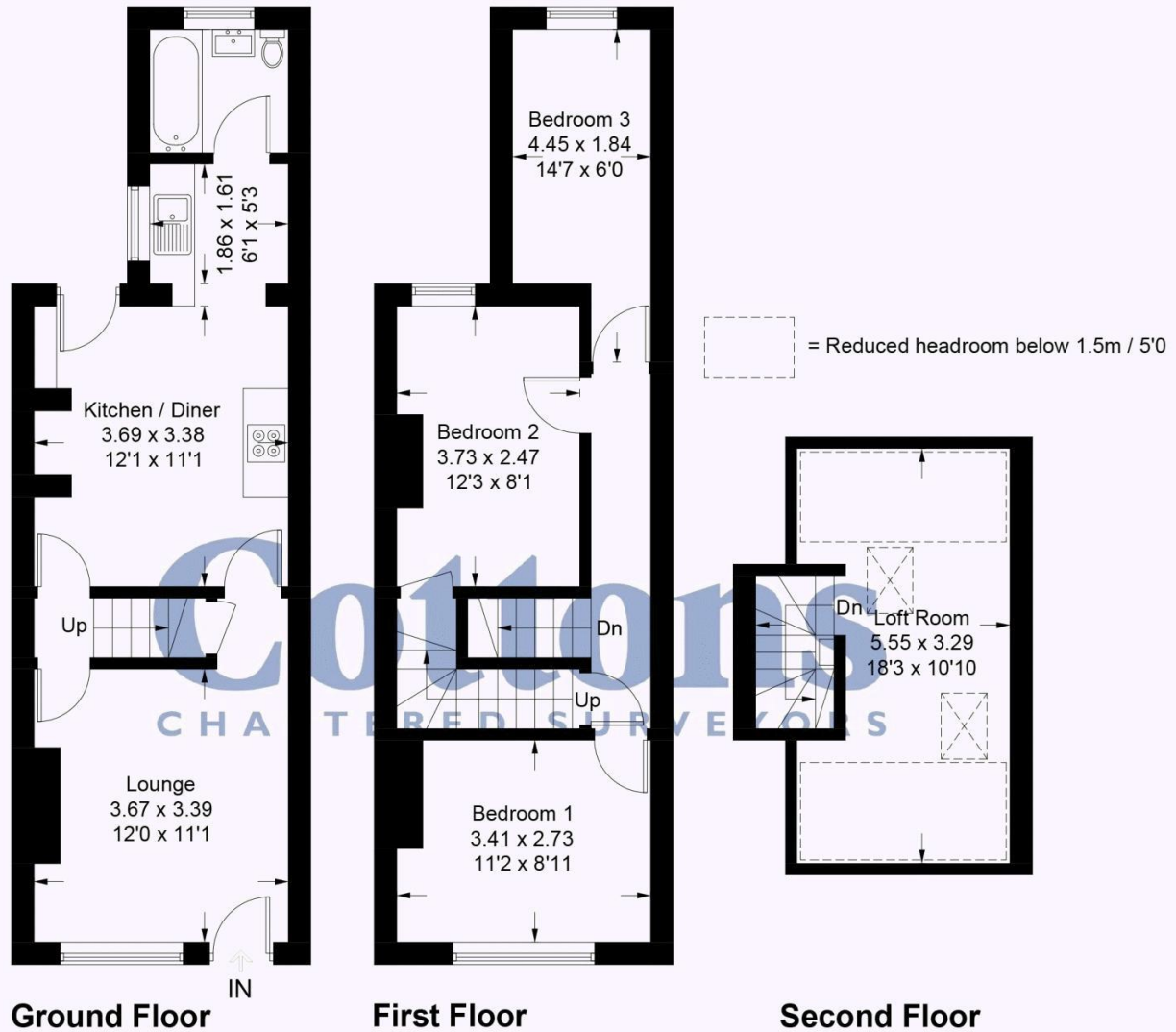


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1056373)

**Cottons**  
CHARTERED SURVEYORS

0121 247 4747

This plan is for illustration purposes only and may not be to scale or representative of the property.

359 - 361 Hagley Road, Edgbaston, Birmingham, West Midlands, B17 8DL