

**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**

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.

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# 93 Bushbury Lane

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

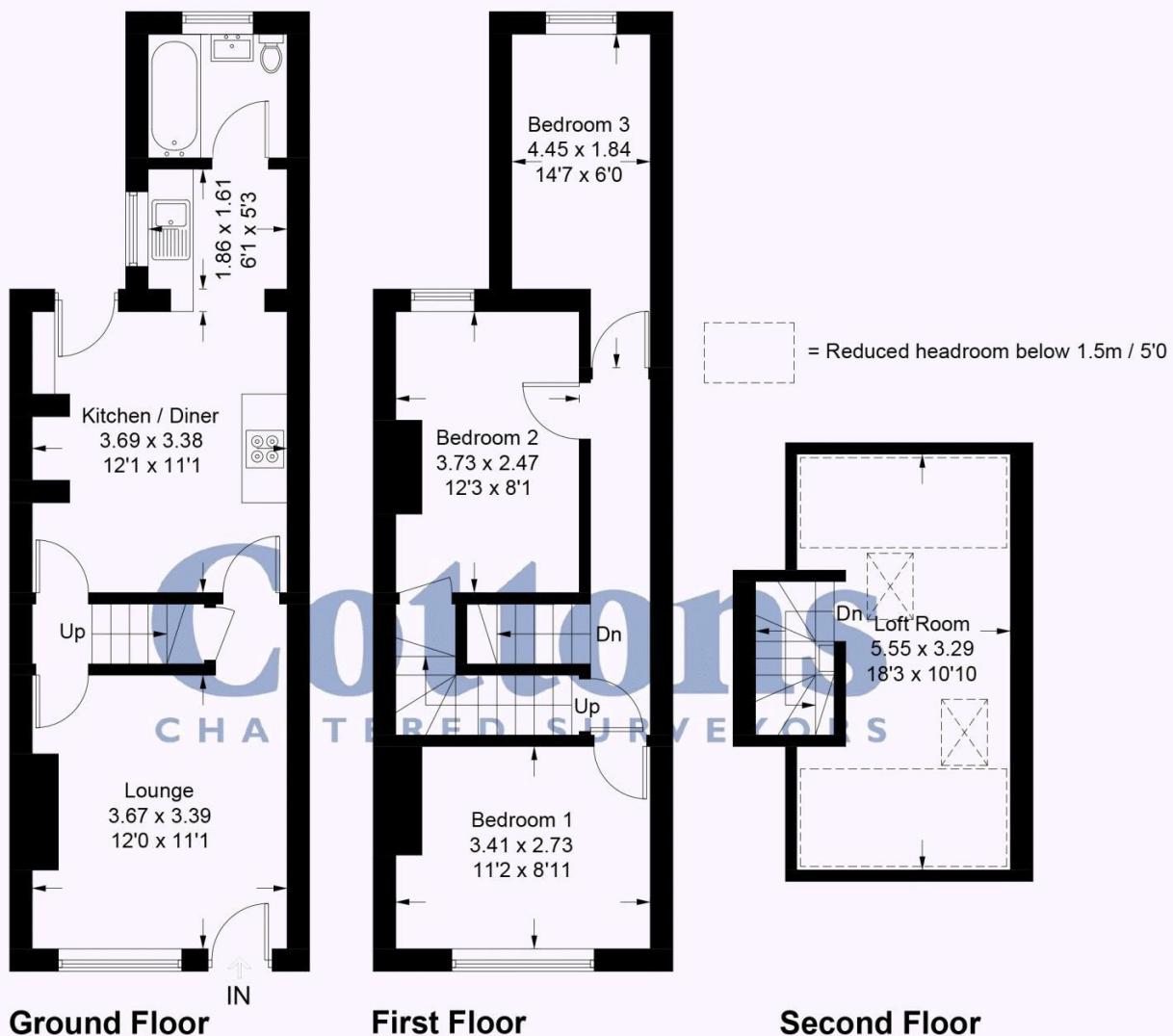


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