



**Bushbury Road, Fallings Park
Wolverhampton, WV10 0NL**

£190,000

****WELL PRESENTED THREE BEDROOM HOME WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION**** Large driveway, detached garage, enclosed rear garden, lounge, kitchen/diner, double glazing, central heating, close to local amenities and schools. **VIEWING HIGHLY RECOMMENDED**



To the fore Block paved off road parking, access to the garage

Porch Having door to;

Entrance hall Having stairs leading to the first floor, radiator, store, doors to various rooms

Lounge 13' 0" x 12' 0" (3.96m x 3.65m) Having double glazed bow window to the front, radiator, electric fire, door to the kitchen/diner

Kitchen/diner 18' 8" x 8' 11" (5.69m x 2.72m) Having wall and base cupboard units with work surfaces over, one and a half bowl sink unit with drainer, plumbing for washing machine, store, two doors to the rear, door to;

Hall Having door to the outside and wc

WC Having wc, wash hand basin, double glazed window to the side

Landing Having two stores, doors to various rooms

Bedroom 1 12' 3" x 10' 7" (3.73m x 3.22m) Having double glazed window to the front, radiator

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Bedroom 2 12' 5" x 10' 8" (3.78m x 3.25m) Having double glazed window to the rear, radiator

Bedroom 3 7' 8" x 7' 4" (2.34m x 2.23m) Having double glazed window to the front, radiator

Bathroom Having bath with shower over, vanity wash hand basin and wc, heated towel rail, double glazed window to the rear, store

Outside Rear lawned garden with block paved area



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

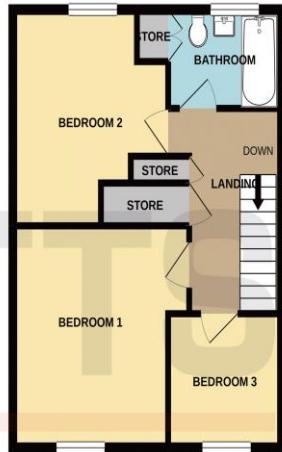
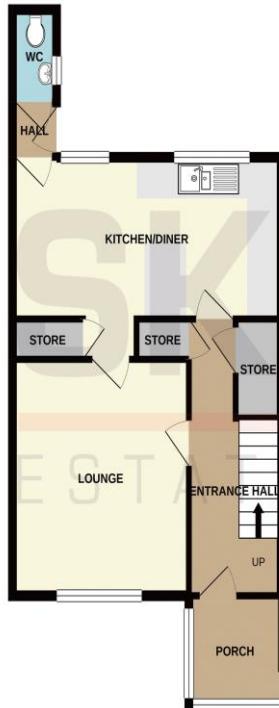
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate and no responsibility can be accepted for any inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. No guarantee is given.
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