



## 206 BUSHBURY ROAD WOLVERHAMPTON, WV10 0NB

OFFERS IN THE REGION OF £185,000  
FREEHOLD

Large period style semi-detached home offering superb living space, ideal as a family home or Buy to Let Investment. Available with NO ONWARD CHAIN the property features two reception rooms, kitchen, utility, cellar, three double bedrooms, bathroom and shower room. Well located for a range of schools, local shops and public transport.



# 206 BUSHBURY ROAD

- NO ONWARD CHAIN • LARGE PERIOD STYLE PROPERTY • THREE DOUBLE BEDROOMS • TWO SPACIOUS RECEPTION ROOMS • BATHROOM AND SHOWER ROOM • IDEAL FAMILY HOME OR BUY TO LET INVESTMENT • SHOPS AND PUBLIC TRANSPORT NEARBY



## RECEPTION HALL

Two radiators, staircase to the first floor landing, doorway to a staircase to the cellar.

## RECEPTION ONE

16'2" into bay x 12'10"

Double-glazed bay window to the front, radiator.

## RECEPTION TWO

13'9" x 10'11"

Double-glazed windows to the side and rear, radiator.

## KITCHEN

12'5" x 9'6"

Two double-glazed windows to the side, radiator, part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in oven and hob, and a doorway to the utility room.

## UTILITY

Double-glazed window and door to the side, radiator.

## CELLAR

## FIRST FLOOR LANDING

Two radiators.

## BEDROOM ONE

17'4" x 13'11"

Two double-glazed windows to the front, radiator.

## BEDROOM TWO

13'10" x 10'11"

Double-glazed window to the rear, radiator.

## BEDROOM THREE

12'0" x 9'6"

Double-glazed window to the side, radiator.

## BATHROOM

Double-glazed obscure window to the side, radiator, pedestal wash hand basin, close-coupled w.c, panelled bath.

## SHOWER ROOM

Double-glazed obscure window to the side, radiator, close-coupled w.c, pedestal wash hand basin, shower enclosure.

## GARDEN

Outside is a patio area, artificial lawn and generous store room.

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## PARKING

The agent understands that there is no allocated parking for the property.

## BROADBAND

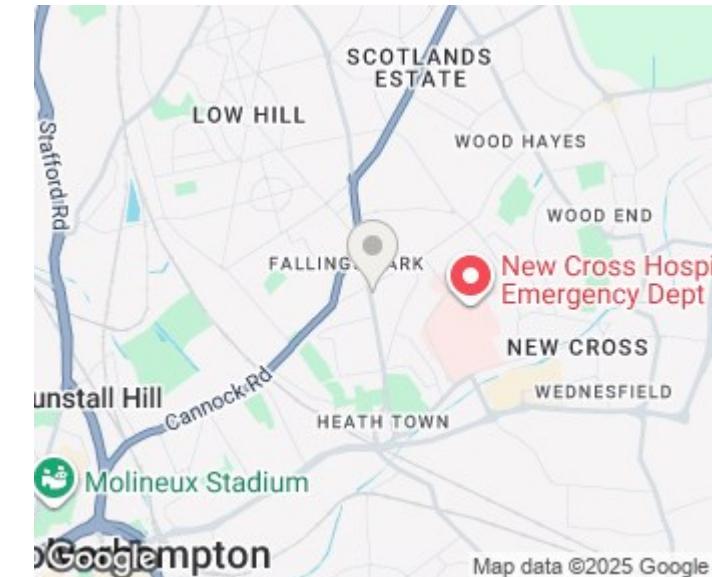
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.  
Potential purchasers should contact their preferred  
supplier to confirm availability and speed

## 206 BUSHBURY ROAD



SWF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements