



**Connells**

Cadle Road  
Bushbury Wolverhampton

# Cadle Road Bushbury Wolverhampton WV10 9SJ

for sale offers in the region of  
**£210,000**



## Property Description

Connells Wolverhampton are thrilled to bring to the market this deceptively large and spacious extended three bedroom semi detached family property. Benefiting from an abundance of internal spacious, this property must to viewed in order to fully understand and appreciate, call Connells today to book your viewing.

Internally the property briefly comprises of entrance hall, family lounge, dining room, large extended kitchen and downstairs wc. On the first floor there are three well proportioned bedrooms and a separate family bathroom. Externally there is a good size driveway to front, side gated access and a large rear garden with a variety of timber constructed sheds.

## Lounge

11' 7" x 13' 4" ( 3.53m x 4.06m )

Double glazed window to front, central heating radiator, door to dining room, door to entrance hall.

## Dining Room

8' 9" x 13' 4" ( 2.67m x 4.06m )

Door to lounge, open to kitchen, door to downstairs wc, central heating radiator.

## Downstairs Wc

Double glazed window to side, low flush toilet, door to dining room.

## The Location & Area

Offering fantastic commuting access to the Stafford Road which links to Wolverhampton City Centre University and also has fantastic commuting access to New Cross Hospital, Bentley Bridge shopping centres along with the M6 and M54 motorways.

## Kitchen

12' 10" x 16' 5" ( 3.91m x 5.00m )

Double glazed window to rear, double glazed door to rear, a range of stylish wall and base units, space for various appliances, space for dining table and chairs, open to dining room.



## Entrance Hall

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

### First Floor Landing

Doors to various rooms.

### Bedroom One

9' 7" x 10' 3" ( 2.92m x 3.12m )

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

### Bedroom Two

10' 8" x 8' ( 3.25m x 2.44m )

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

### Bedroom Three

8' 7" x 8' ( 2.62m x 2.44m )

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

### Family Bathroom

Double glazed window to rear, panelled bath, central heating radiator, low flush toilet, door to first floor landing.

### Outside Front

Driveway providing off road parking.

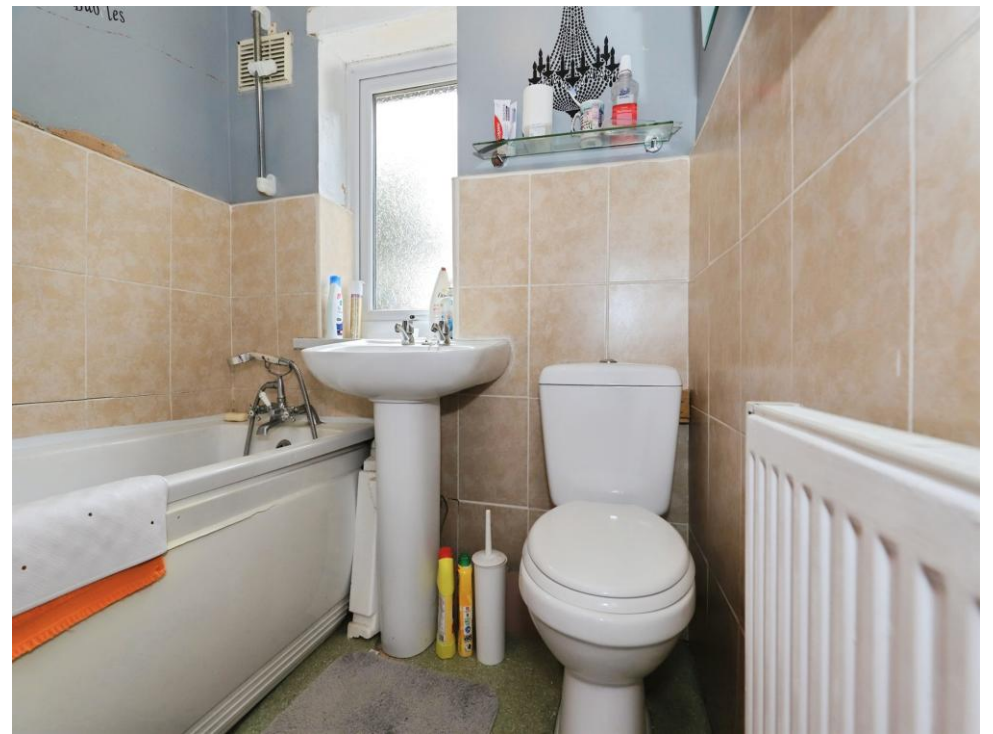
### Outside Rear

Good size enclosed garden with three timber sheds, lawned area, paved pathway area.

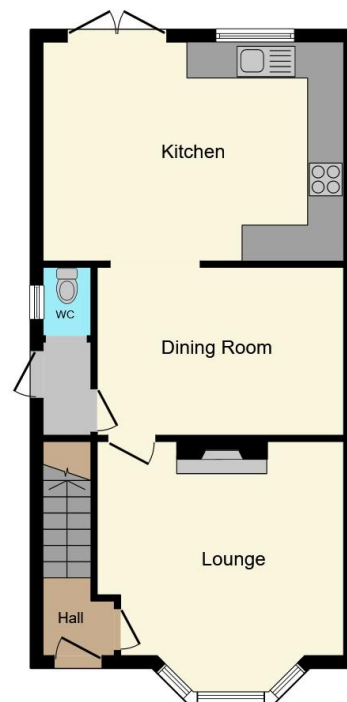
### Agents Note

Please note the property has solar panels to the rear and side and battery storage. The Vendors advised these are leased and will be included in the sale. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









**Ground Floor**



**First Floor**

Total floor area 84.6 m<sup>2</sup> (910 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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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336067](http://connells.co.uk/Property/WVH336067)**



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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