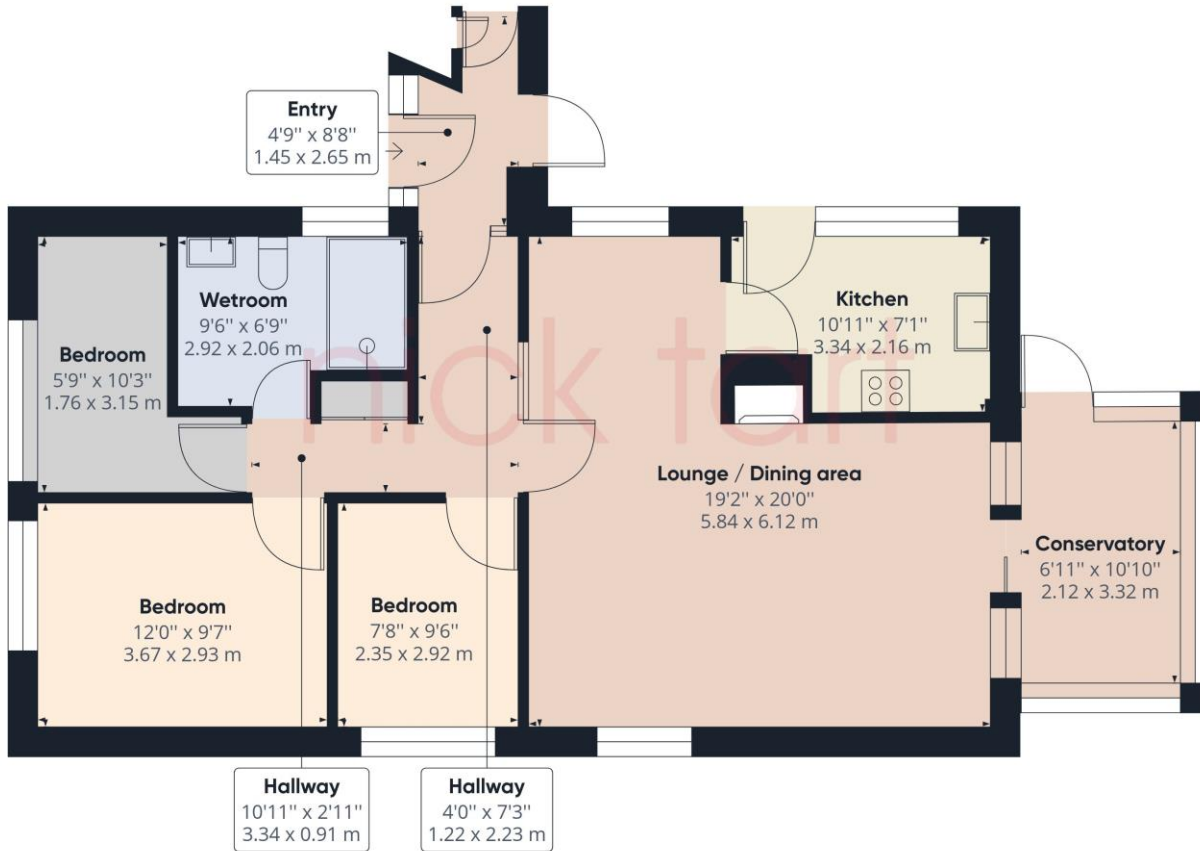




Bushfield Road, Albrighton, Wolverhampton, WV7 3PD



Approximate total area<sup>(1)</sup>  
904.10 ft<sup>2</sup>  
83.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



# Bushfield Road

- Detached Bungalow
- Generous plot
- Lounge
- Kitchen
- Conservatory
- 3 Bedrooms
- Wet Room
- EPC: E40

## The accommodation in further detail comprises...

**Entrance porch** which has UPVC double-glazed front door and windows, tiled flooring, storage cupboard, internal door to the garage and a UPVC double-glazed door with obscure glass leading to the rear.

**Entrance hall** which has a single-glazed timber front door with stained glass, radiator, hatch to roof space, storage cupboard housing the gas combination boiler and doors to...

**Bedroom** which has radiator and UPVC double-glazed window to the side.

**Bedroom** which has radiator and UPVC double-glazed window to the fore.

**Bedroom** which has radiator and UPVC double-glazed window to the fore.

**Wet room** which enjoys a shower area, part tiled walls, non-slip flooring, radiator, pedestal wash hand basin, WC and UPVC double-glazed window with obscure glass to the side.

**'L' Shaped lounge/dining area** which has feature fireplace with inset gas fire, radiator, double-glazed sliding patio doors to the conservatory and door to...

**Kitchen** which has a matching range of wall and base level units with work surfaces over, plumbing for washing machine, plumbing for dishwasher, built in electric oven with gas hob, part tiled walls, UPVC double-glazed window and door leading outside.

**Conservatory** which is of brick and UPVC construction and has tiled flooring.

**Garage** which has up and over door, power and light points, a squared archway leading to a utility style space which has a matching range of wall and base level units with work surfaces over and under, tiled flooring and X2 double-glazed UPVC windows.

**Outside** the property there is a paved patio area, lawn and X2 timber garden stores whilst gated access leads to the front of the property where there is a driveway that allows off road parking.

**Tenure** - we are advised the property is Freehold.

**Services** - we are advised all mains services are connected.

**Council Tax** - Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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