

122 Trysull Road, Bradmore, Wolverhampton, West Midlands, WV3 7JF



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Offers Around £250,000

- Two/Three Detached Bungalow
- Good Size Overall Plot
- Refitted Bathroom & Kitchen Diner
- Huge Potential to Offer
- Viewing Essential
- EPC = D







Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.





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## Property description

This detached bungalow is ideally situated to the South side of Wolverhampton and therefore has easy access the City centre and its excellent commuter network. It really is a little property gem! The property offers not only great scope to develop into a superb, appealing and sizeable property, even more than what it is now, but also its position upon a fantastic plot with a substantial sized, established garden to the rear with a local Brook flowing through..... To see this is a must!!! The internal accommodation includes: Porch, Welcoming Entrance Hall, Living Room, Refitted Kitchen Diner, Two/Three Bedrooms (Bedroom has the versatility, like its current use to be a living room) and Refitted Family Bathroom. Externally to the frontage, there is ample parking to shared neighbouring access down side to rear wooden garage. The vendor has also advised us that the large loft area provides opportunity for a loft conversion subject to planning permission being granted.

## Accommodation

ENTRANCE PORCH

INVITING ENTRANCE HALLWAY

SITTING ROOM

5.1m/4.5m x 3.6m (16'8"/14'9" x 11'9" )

REFITTED KITCHEN DINER

4.5m/4.0m x 3.6m (14'9"/13'1" x 11'9" )

MASTER BEDROOM

3.6m x 3.5m (11'9" x 11'5" )

BEDROOM TWO ( OCCASSIONAL LIVING ROOM )

3.6m x 3.1m (11'9" x 10'2" )

BEDROOM THREE

3.6m x 2.3m (11'9" x 7'6" )

REFITTED BATHROOM

2.1m x 1.5m (6'10" x 4'11" )

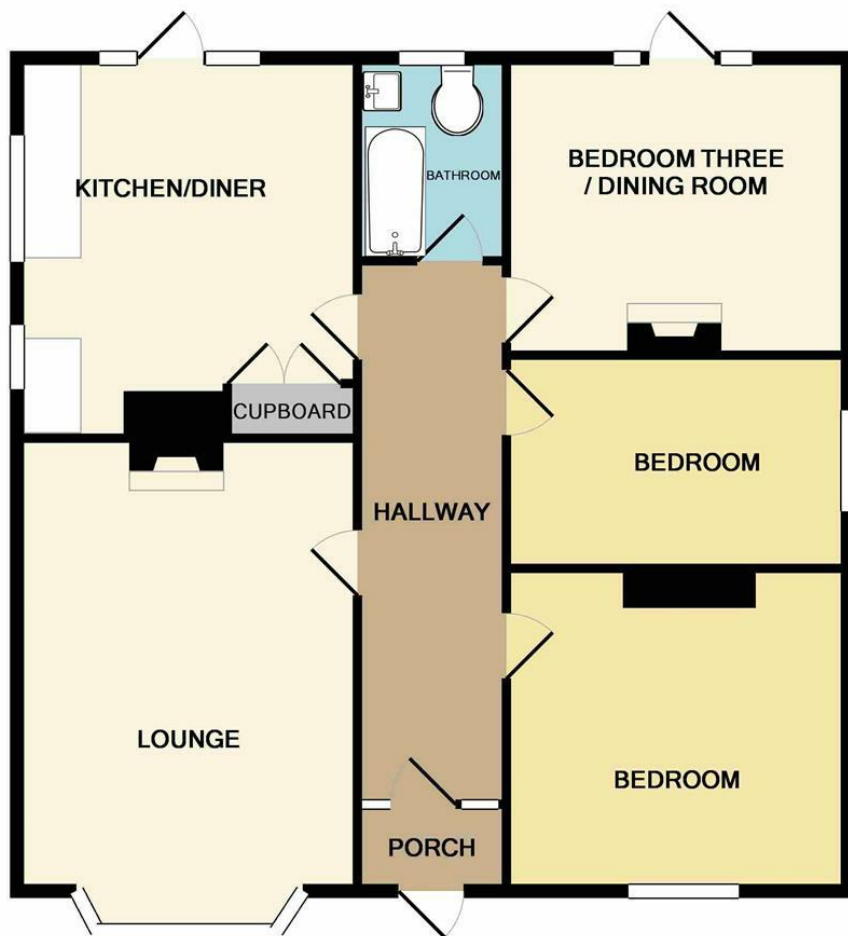
## FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser: <http://content.metropix.com/px/12139317>

Tenure: Freehold



To view the property plan in amazing 3D go to the Property Search at [www.dbroberts.co.uk](http://www.dbroberts.co.uk)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 as to their operability or efficiency can be given.  
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## EPC

| Energy Efficiency Rating  |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs                     |           |   |
| (92 plus) <b>A</b>  |           | <b>84</b>   |
| (81-91) <b>B</b>  |           |   |
| (69-80) <b>C</b>  |           |   |
| (55-68) <b>D</b>  | <b>64</b> |   |
| (39-54) <b>E</b>  |           |   |
| (21-38) <b>F</b>  |           |   |
| (1-20) <b>G</b>   |           |   |
| Not energy efficient - higher running costs                     |           |   |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC    |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |   |
|   | Current   | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |   |
| (92 plus) <b>A</b>  |           | <b>82</b>   |
| (81-91) <b>B</b>  |           |   |
| (69-80) <b>C</b>  |           |   |
| (55-68) <b>D</b>  | <b>57</b> |   |
| (39-54) <b>E</b>  |           |   |
| (21-38) <b>F</b>  |           |   |
| (1-20) <b>G</b>   |           |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |   |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC  |