



## 34 NEWBRIDGE CRESCENT, NEWBRIDGE WOLVERHAMPTON, WV6 0LH

OFFERS IN THE REGION OF £300,000  
**FREEHOLD**

Three bedroom detached home situated in a sought after residential location, within walking distance of highly regarded schools, local shops, and public transport. Offered with NO ONWARD CHAIN, the property retains many original features and now presents an excellent opportunity for buyers looking to modernise to their own requirements.

The versatile accommodation comprises a welcoming reception hall, sitting room, extended rear living room, sun room, dining kitchen, ground floor WC, three generous bedrooms and a wet room.

A driveway and garage provide off-road parking, and to the rear is a mature garden providing a pleasant outlook.



## 34 NEWBRIDGE CRESCENT

- NO ONWARD CHAIN • MANY ORIGINAL FEATURES • HIGHLY REGARDED SCHOOLS NEARBY • TWO LIVING ROOMS • DINING KITCHEN • THREE GENEROUS BEDROOMS • MATURE REAR GARDEN



### APPROACH

The property is approached via a gated driveway providing off road parking and access to a carport and garage. There is a gated side passage to the rear.

### ENTRANCE PORCH

### RECEPTION HALL

Radiator, staircase to the first floor landing, under stairs cupboard

### SITTING ROOM

Bay window to the front, radiator.

### EXTENDED LIVING ROOM

Bay window to the rear, two windows to the side, two radiators, doorway to the sun room.

### SUN ROOM

Glazed to the side and rear, doorway to the rear garden.

### DINING KITCHEN

Windows to the side and rear, radiator, tiled floor, fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and double drainer. Doorway to the side lobby.

### SIDE LOBBY

Tiled floor, doors to the veranda and w.c.

### GROUND FLOOR W.C.

Obscure window to the side, low-level w.c.

### FIRST FLOOR LANDING

Radiator, window to the side, doorway to a useful box room.

### BEDROOM ONE

Bay window to the front, radiator.

### BEDROOM TWO

Window to the rear.

### BEDROOM THREE

Window to the rear.

### WET ROOM

nn, shower

Double-glazed obscure window to the side, radiator, tiled walls, suite comprising close-coupled w.c, pedestal wash hand basin, shower area.

### GARAGE

Double doors to the front, doorway to the rear garden

### REAR GARDEN

To the rear of the property is a mature rear garden offering a pleasant and private rear outlook

### PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band E

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete

an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

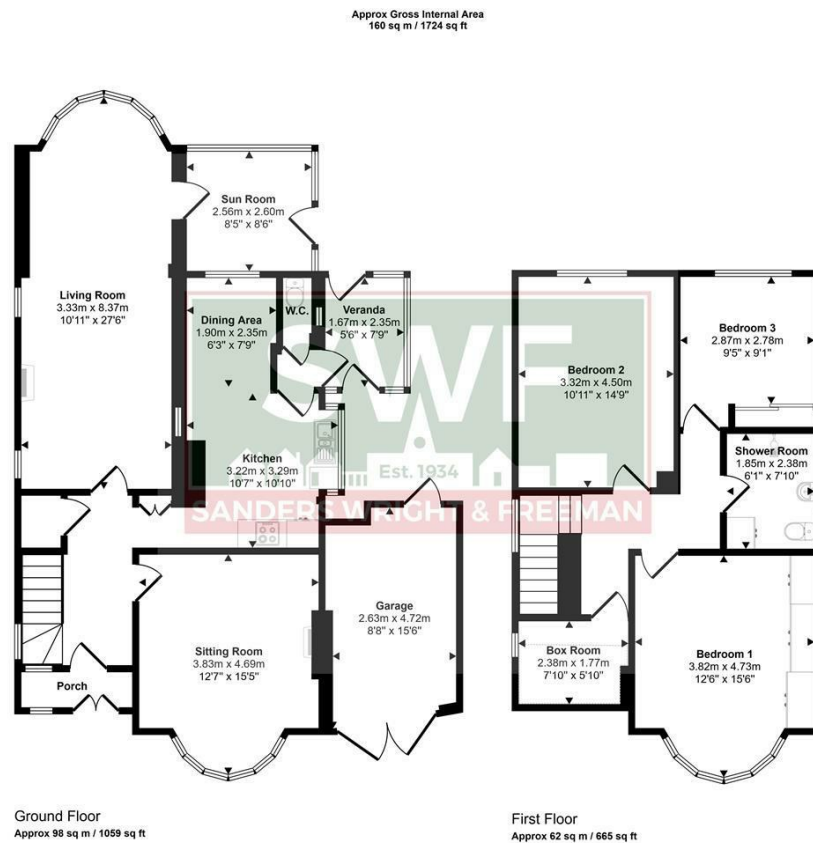
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

## 34 NEWBRIDGE CRESCENT





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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