

Connells

Newbridge Gardens
Newbridge Wolverhampton

Newbridge Gardens
Newbridge Wolverhampton WV6 0LG

for sale offers in the region of
£350,000







Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this four bedroom semi detached family home situated in a popular cul-de-sac location in Newbridge and has the added benefit of boasting NO ONWARD CHAIN. Viewings are highly recommended to appreciate the accommodation on offer and has the potential to modernise and make the property your own. Call Connells today to book your viewings.

Internally the property comprises of porch leading to an inviting entrance hallway with access to a cloak room, dining room, sitting room and kitchen. The ground floor is completed by having an extended lounge with adjoining conservatory and ground floor modern style shower room. Heading upstairs you will find four generous size double bedrooms and family bathroom. Outside to the front is off road parking and lawn with access to a set back garage and rear garden.

The Location & Area

Situated off the Tettenhall Road with property benefits from having fantastic access to both into Wolverhampton City centre which offers a wealth of shops, bars and restaurants and the popular Tettenhall village which also has cafes and shopping. The Tettenhall Road offers bus links into Wolverhampton and further afield. Located in the immediate area is a range of parks and recreational facilities and notable schools.

Approach

Set back from the roadside in a cul-de-sac location with front garden and off road parking, access to the main accommodation, side gate to the set back garden and rear garden.

Entrance Porch

Door to entrance hall.

Entrance Hall

Door to porch, pantry cupboard, storage cupboard, central heating radiator, ceiling light point, door to lounge, dining room and kitchen.

Cloak Room

Double glazed window to front, stairs rising to first floor, door to dining room, kitchen and sitting room.

Lounge

15' 7" max x 11' 5" max (4.75m max x 3.48m max)

Double glazed window to front, wall mounted fireplace, wall lights, central heating radiator.

Kitchen

12' 6" x 8' 9" (3.81m x 2.67m)

Matching wall and base units, stainless steel sink and drainer with mixer tap, part tiled walls, plumbing for washing machine and dishwasher, gas cooker, extractor hood, space for American fridge freezer, wall mounted boiler, ceiling light point, double glazed window to side, doors to entrance hall and ground floor shower room.

Ground Floor Shower Room

Walk-in shower, low flush wc, bidet, wall mounted wash hand basin, extractor fan, heated towel rail, tiled walls, spotlights, double glazed window to side.

Dining Room

14' 5" max x 11' 6" max (4.39m max x 3.51m max)

Gas fireplace, central heating radiator, bar area, ceiling light point, archway to sitting room.

Sitting Room

19' 7" x 10' 5" (5.97m x 3.17m)

Wall lights, central heating radiator, archway to dining room, double glazed sliding door to conservatory.

Conservatory

12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed windows, ceiling fan with light point, double glazed sliding door to sitting room, doors to rear garden.

First Floor Landing

Ceiling light point, central heating radiator, loft access, doors to various rooms.

Bedroom One

14' 4" x 11' 6" (4.37m x 3.51m)

Double glazed window to front, central heating radiator, fitted wardrobes, two ceiling roses with light points.

Bedroom Two

14' 5" x 11' 5" (4.39m x 3.48m)

Double glazed window to rear, central heating radiator, fitted wardrobes, two ceiling lights points.

Bedroom Three

13' 4" x 9' 1" (4.06m x 2.77m)

Double glazed window to front, central heating radiator, fitted wardrobes ceiling light point.

Bedroom Four

9' 10" x 9' 1" (3.00m x 2.77m)

Double glazed window to rear, central heating radiator, ceiling light point, fitted wardrobes.

Bathroom

Panelled bath with shower attachment, vanity wash hand basin, low flush wc, tiled walls, central heating radiator, heated towel rail, extractor fan, spotlights, two double glazed windows to side.

Outside Rear

Steps down to a paved patio area, lawn, greenhouse, outside tap, power point, mature trees, concrete print, side gates to frontage, access to garage.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



















Total floor area 163.6 m² (1,761 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

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336020

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.