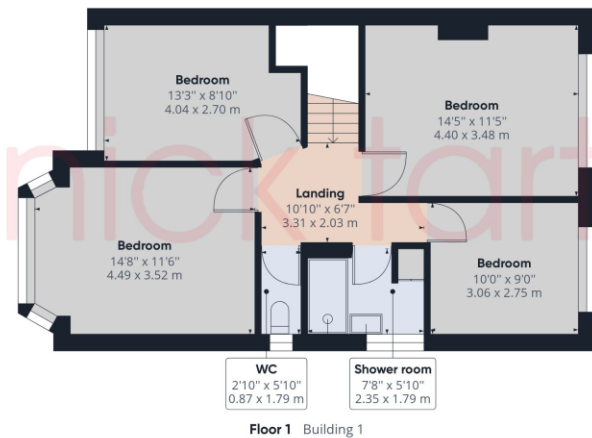
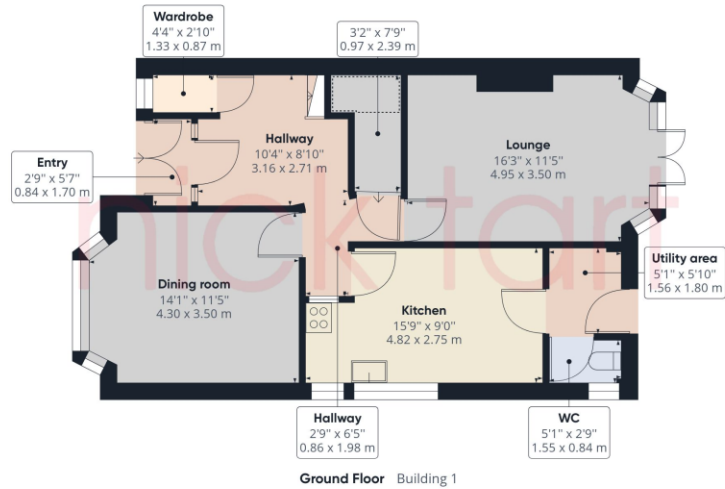




nick tart

Newbridge Gardens, Newbridge, Wolverhampton, WV6 0LG



**Approximate total area<sup>(1)</sup>**

1356.57 ft<sup>2</sup>  
126.03 m<sup>2</sup>

**Reduced headroom**

13.36 ft<sup>2</sup>  
1.24 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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



Occupying a choice position within a small quiet cul-de-sac only a few minutes drive from Tettenhall Village this deceptively spacious four bedroom semi-detached property provides an excellent choice of living accommodation over two floors and although in need of re-modernization we feel in our opinion the property is ideal for those discerning buyers looking to acquire a property that they can re-style to their own requirements and there is also potential to further extend the accommodation if so required (STP).

- Entrance hall with parquet flooring
- A choice of two excellent living rooms
- Breakfast Kitchen
- Downstairs WC
- A choice of four first floor double bedrooms
- Family Bathroom
- Long driveway providing ample parking
- Separate garage

The property itself is extremely convenient to a host of local amenities including shops, schools and public transport services and further enjoys the benefit of gas central heating and double-glazing.

The accommodation itself in further detail comprises...

Double-glazed **reception porch** with quarry tiled flooring and courtesy light.

Good sized **entrance hall** with parquet flooring and radiator, cloaks cupboard, inner hallway with understairs stores.

**Lounge/dining room** with walk in double-glazed bay window and radiator.

Separate **sitting room** with double radiator, coved ceiling, double-glazed windows and French doors leading into the rear garden.

**Breakfast kitchen** having a matching suite of units comprising of stainless steel double drainer sink unit with range of cupboards with matching worktops incorporating cooker and washing machine recess, wall cupboards, wall mounted gas central heating boiler, double-glazed windows and radiator. A door leads directly from the kitchen to the **inner lobby/ utility area** with access into the rear garden and **downstairs WC**.

Stairs lead from the entrance hall to the **first floor landing** with radiator.

There is an excellent choice of **four double bedrooms** all with double-glazed windows and radiators.

The **family bathroom** now enjoys a walk-in double length shower cubicle, wash hand basin, tiled walls, recess down lighters and separate WC.

**Outside** the property is approached via a long driveway leading down the side of the property to a separate garage. The enclosed rear garden enjoys a patio to a shaped lawn with a variety of shrubs, trees and further sun terrace to the rear altogether creating a most pleasant outlook.

**EPC** – D62

**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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