



Connells

The Lindens Newbridge Crescent
Wolverhampton



Property Description

Connells Wolverhampton bring to the market this CHAIN FREE second floor two bedroom purpose built flat close to popular transport access links. The property is currently tenanted and would be perfect for a buy to let investment or first time buyer with vacant possession.

The property comprises of communal entrance hall, entrance hall, lounge, kitchen, two bedrooms and bathroom.

The Location & Area

Situated just 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.

Communal Entrance Hall

Secure access, stairs to all floors.

Entrance Hall

Door to front, doors to various rooms, storage cupboard.

Lounge

14' 5" x 12' 4" (4.39m x 3.76m)

Double glazed window to rear, central heating radiator, door to Juliet balcony, door to entrance hall.

Kitchen

9' 7" x 9' 5" (2.92m x 2.87m)

Double glazed window to front, a range of wall and base units, space for cooker, extractor, plumbing for washing machine, space for dining table and chair, door to entrance hall.

Bedroom One

14' x 10' 2" (4.27m x 3.10m)

Double glazed window to rear, central heating radiator, fitted wardrobe, door to entrance hall.

Bedroom Two

10' x 10' 2" (3.05m x 3.10m)

Double glazed window to front, central heating radiator, door to entrance hall.

Bathroom

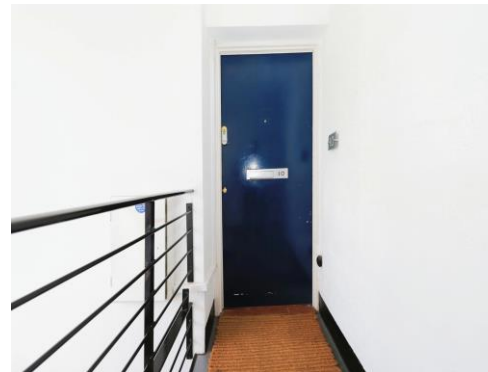
Double glazed window to front, panelled bath with electric shower, pedestal sink, low flush toilet, heated towel rail, door to entrance hall.

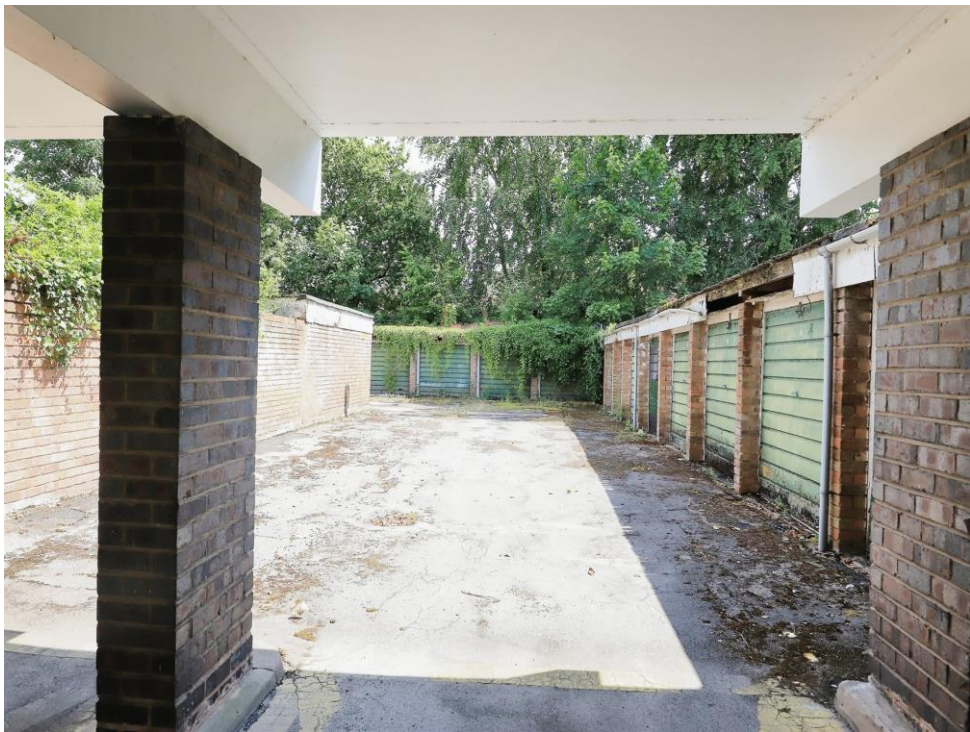
Garage

Up and over door to front.

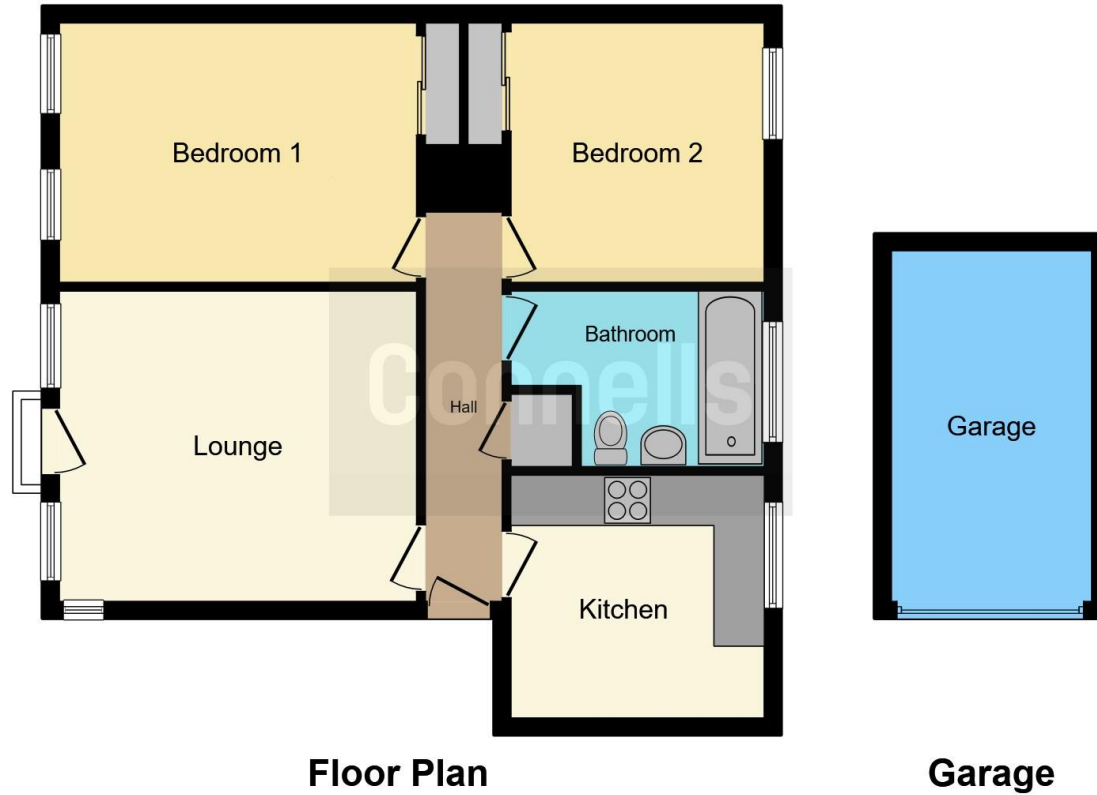
Outside

Communal parking areas and large communal gardens.









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.focalagent.com

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: E

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH330279

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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