



**Connells**

The Lindens Newbridge Crescent  
Off Tettenhall Road Wolverhampton

# The Lindens Newbridge Crescent Off Tettenhall Road Wolverhampton WV6 0LR

for sale offers over  
**£95,000**



## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch brings to the market The Lindens, Newbridge Crescent, just off the popular Tettenhall Road. This delightful second floor two-bedroom apartment is presented in good condition and comes with the added benefit of a long lease, making it an ideal choice for both first-time buyers and investors alike.

As you enter the communal hallway, you'll appreciate the well-kept surroundings and stairs leading to your entrance hallway. The spacious lounge invites you to relax and unwind, providing a bright and airy atmosphere thanks to the recently fitted new windows that enhance both the aesthetic and energy efficiency of the home. The well-appointed kitchen features ample storage and workspace for all your cooking needs. The apartment boasts two generously sized bedrooms, each offering serene spaces to retreat at the end of the day. The bathroom is conveniently located, providing all necessary amenities for your daily routine.

One of the standout features of this apartment is the included garage, which not only offers secure parking but also serves as valuable additional storage space, an essential asset in urban living.

## 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 Hall

Stairs rising to all floors.

## Entrance Hall

Ceiling light point, cupboard housing water tank and doors to the lounge, kitchen, bathroom, and bedrooms.

## Lounge

14' x 11' ( 4.27m x 3.35m )

Double glazed windows to the rear, electric fireplace and ceiling light point.



## Kitchen

9' x 9' ( 2.74m x 2.74m )

Matching wall and base units with integrated electric oven, four ring electric hob with extractor hood, partly tiled walls, plumbing point for washing machine, double glazed window to the front and two ceiling light points.



## Bedroom One

14' x 10' ( 4.27m x 3.05m )

Double glazed window to rear, fitted wardrobes and ceiling light point.

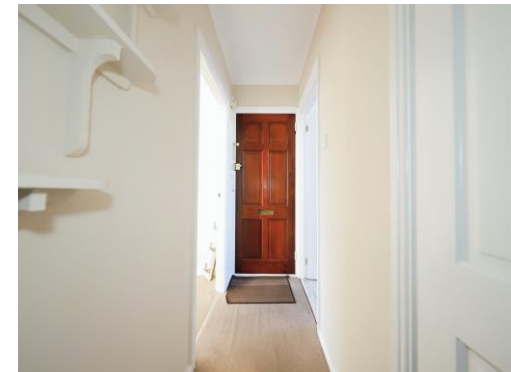
## Bedroom Two

10' x 9' ( 3.05m x 2.74m )

Double glazed window to the front, fitted wardrobes, ceiling light point and storage heater.

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, tiled walls, electric towel rail with radiator.

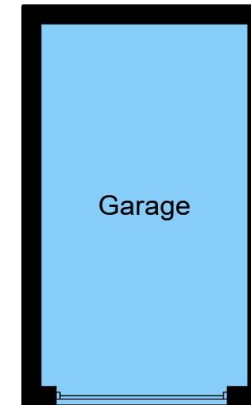








**Floor Plan**



**Garage**

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](http://www.focalagent.com)

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**EPC Rating: F**

Tenure: Leasehold

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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.



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