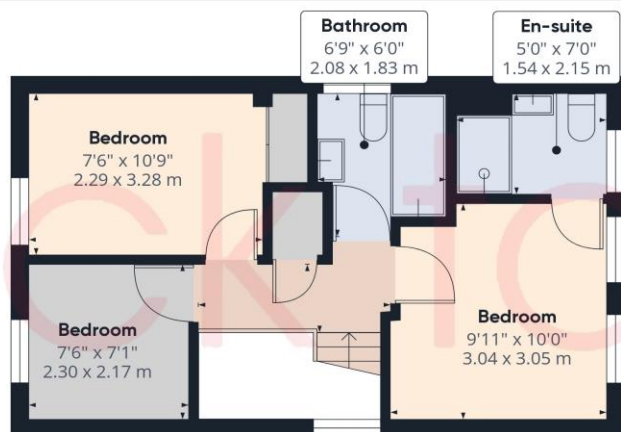




Wade House, 4 Neuvo Court,
Newbridge Crescent, Newbridge, WV6 OLY



Ground Floor



Floor 1



Approximate total area⁽¹⁾
752.71 ft²
69.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Situated on the fringe of Wolverhampton Lawn, Tennis & Squash Club and just off Newbridge Crescent, Neuvo Court is a small select development detached properties which have been constructed and appointed to the highest specification by Lawnswood Homes Ltd.

- Canopy porch
- Entrance hall with fitted cloakroom
- Well appointed breakfast kitchen with integrated appliances
- Living room
- Energy efficient

- 3 first floor bedrooms - master en-suite
- Family Bathroom
- Cobbled stone driveway
- Enclosed rear garden
- Energy Rating: B82



The development itself is set within the leafy mature and established location of Newbridge with its excellent range of facilities including shops, schools and public transport services and is only a short distance from the much sought after Tettenhall Village with its local shops and outside paddling pool altogether creating a most pleasant setting.

The accommodation in further detail comprises...

Canopy porch. **Entrance hall** with tiled effect flooring. **Fitted cloakroom** with close coupled wc, vanity unit, tiled walls and flooring. **Breakfast kitchen** having matching suite of units, comprising stainless steel single drainer sink unit, a range of cupboards, granite work surfaces, tiled splash backs incorporating 'Neff' built-in electric oven and hob with extractor canopy over, integrated fridge freezer and dishwasher, built-in washing machine, a range of wall cabinets, concealed combination gas central heating boiler and walk-in double glazed sash window. **Living room** having a good size under stairs stores cupboard and double glazed french doors to the rear garden.

Stairs lead from the entrance hall to the **first floor gallery landing** with linen cupboard and sash window. **Master bedroom** with double glazed sash window overlooking the tennis courts leads to the **En-suite** having a double width shower cubicle with raindrop shower, vanity unit, close coupled wc, heated towel rail, recessed spot lights, tiled walls and flooring and double glazed sash window. **Bedroom two** with double glazed sash windows. **Bedroom three** with double glazed sash window. **Sumptuous family bathroom** having a panelled bath with shower and screen, vanity unit, close coupled wc, heated towel rail, recessed spot lights, tiled walls and flooring and double glazed sash window.

Outside

The property is approached via a **cobbled driveway** providing off road parking. **The rear garden** has an indian limestone patio to lawn with surrounding fencing and an outlook from the tennis courts at the rear.

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected. Gas fired central heating system.

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).

Directions - Turn off the Tettenhall Road opposite the Newbridge public house into Newbridge Crescent, continue along the Crescent and take the second turning on the right onto the development.

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.

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