



28 Newbridge Crescent,  
Wolverhampton,  
WV6 0LH

nick tart

## Key Features

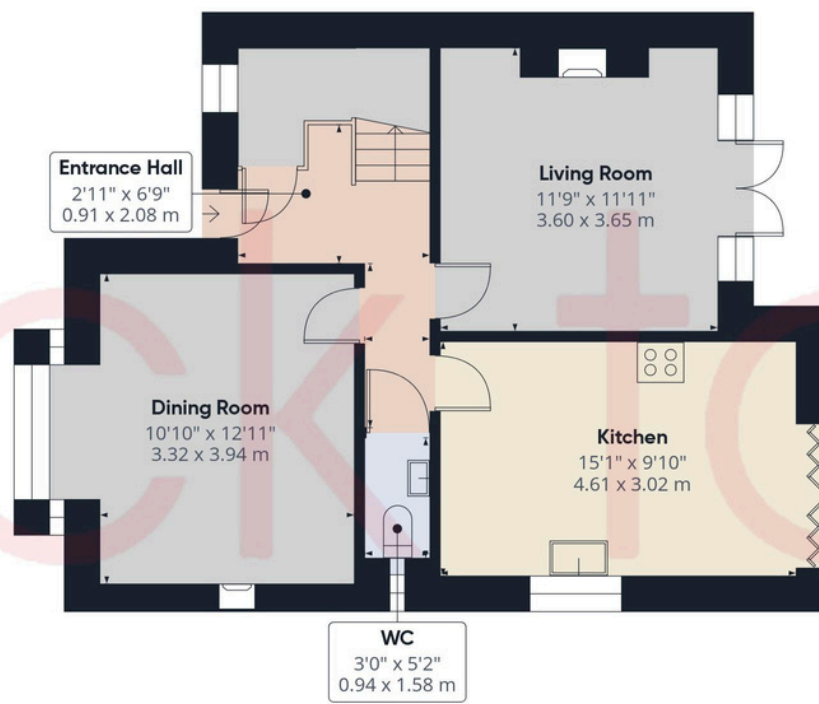
- Living room
- Dining room with feature wood burner
- Kitchen
- Choice of 3 bedrooms
- Shower room with free standing bath
- Generous rear garden
- Ample driveway
- Opposite Newbridge preparatory school
- Convenient to Wolverhampton Lawn Tennis & Squash Club
- Convenient to local amenities

## Contact Us

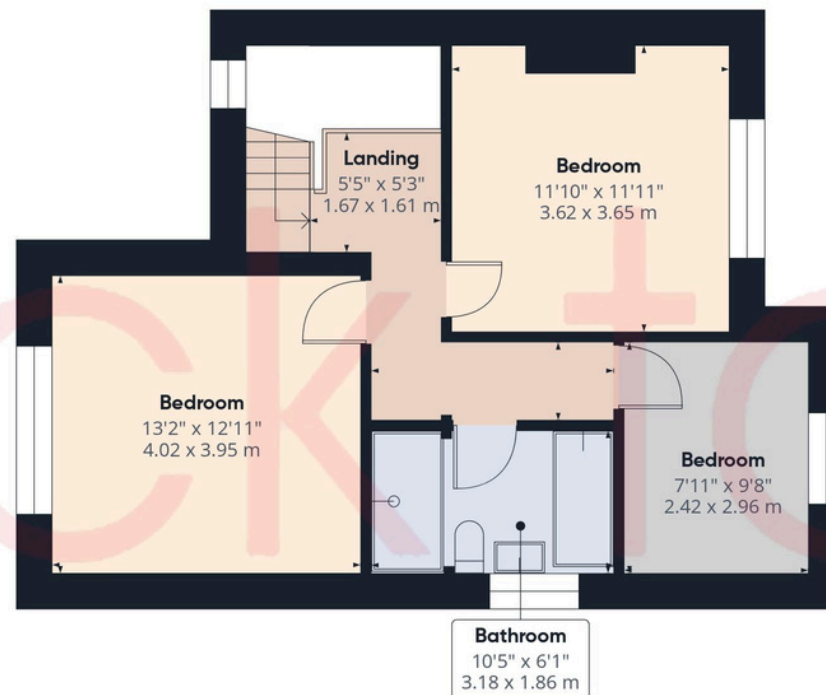
01902 755585

wolverhampton@nicktart.com





Ground Floor



Floor 1

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

1083 ft<sup>2</sup>

100.7 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Ground Floor

**Entrance porch** which has a single glazed front door and windows, Minton style tiled flooring.

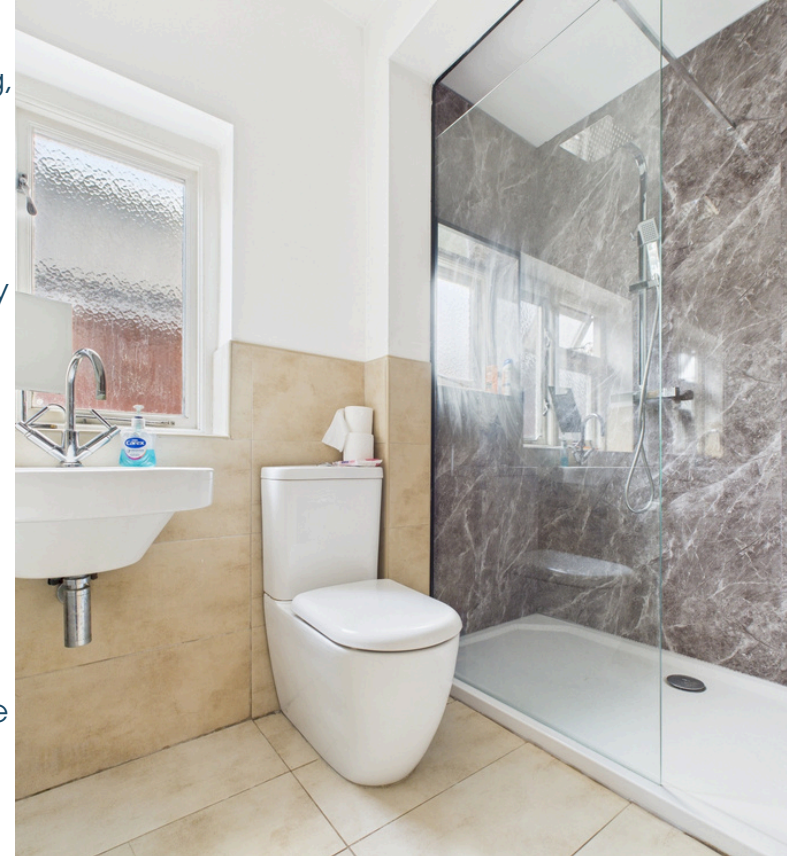
**Entrance hall** which has a double glazed front door with stained glass, radiator, 'herringbone' style parquet flooring, understairs storage cupboard, staircase rising to the first floor and doors to...

**Downstairs WC** which has vinyl tiled effect flooring, WC, wall hung wash hand basin with mixer tap, double glazed window with obscure glass and a radiator.

**Dining room** which has feature fireplace with gas fire (not connected), wood flooring, a squared bay double glazed window and a radiator.

**Living room** which has feature wood burner, radiator, double glazed windows and patio doors leading outside.

**Kitchen** which has a matching range of wall and base level units with granite work surface over, mixer tap, plumbing for washing machine, plumbing for dishwasher, space for American style fridge freezer, freestanding Smeg oven with five ring hob and extractor fan over, bifold able double glazed doors lead outside, vinyl tile effect flooring, vertical radiator and double glazed window to the side.



## Outside

To the rear of the property there is a paved patio area with steps leading to a raised lawn with pleasant flower and shrub borders surrounding.

To the front of the property is a **driveway** that allows for off road parking, an **electric car charging point** and gated access to the rear.

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.



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## First Floor

**Landing** which has a hatch to roof space and doors to...

**Bedroom** which has double glazed windows to the fore and a radiator.

**Bedroom** which has double glazed windows to the rear and a radiator.

**Bedroom** which has double glazed windows to the rear and a radiator.

**Bathroom** which has a suite comprising of a spacious walk-in shower, free standing sunken bath, wall hung circular sink unit with mixer tap, WC, tiled flooring, part tile walls and double glazed windows with obscure glass to the side.



### 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).

#### 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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