



Ferndale, 25 Newbridge Street, Newbridge, Wolverhampton, WV6 0EE

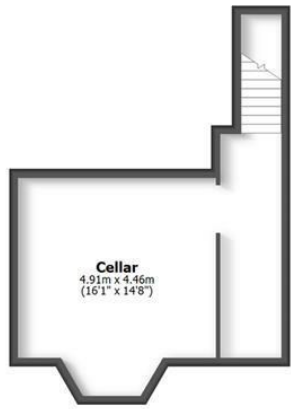




Ferndale, 25 Newbridge Street, Newbridge, Wolverhampton, WV6 0EE

A freehold semi-detached property comprising four one bedroom apartments
with future development potential (STPP)

25 NEWBRIDGE STREET WHITMORE REANS



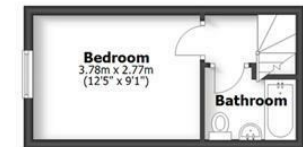
Cellar



Ground Floor



First Floor



Second Floor

HOUSE: 171.9sq.m. 1850sq.ft.
 CELLAR: 29.3sq.m. 316sq.ft.
TOTAL: 201.2sq.m. 2166sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

LOCATION

The property stands in a popular location within easy walking distance of local facilities available within Newbridge itself together with easy access to the more extensive amenities afforded by the picturesque village of Tettenhall together with the open spaces of both the Upper and Lower Greens. There is convenient travelling to the city centre and the area is well served by schooling in both sectors.

DESCRIPTION

25 Newbridge Street provides four separate one bedroom apartments. Each apartment has a lounge, kitchen, bedroom and bathroom.

OUTSIDE

The property sits behind a low boundary wall with a small courtyard behind. To the side of the property is an open DRIVEWAY leading to a GARAGE (which is in disrepair, but which could provide a further self-contained residential unit, STPP). There is a large garden to the rear.

There are two EPC's band D and two EPC's band E
Each apartment has a council tax band of A

RENT

Flat 3 is currently rented out at £525pcm.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

NB

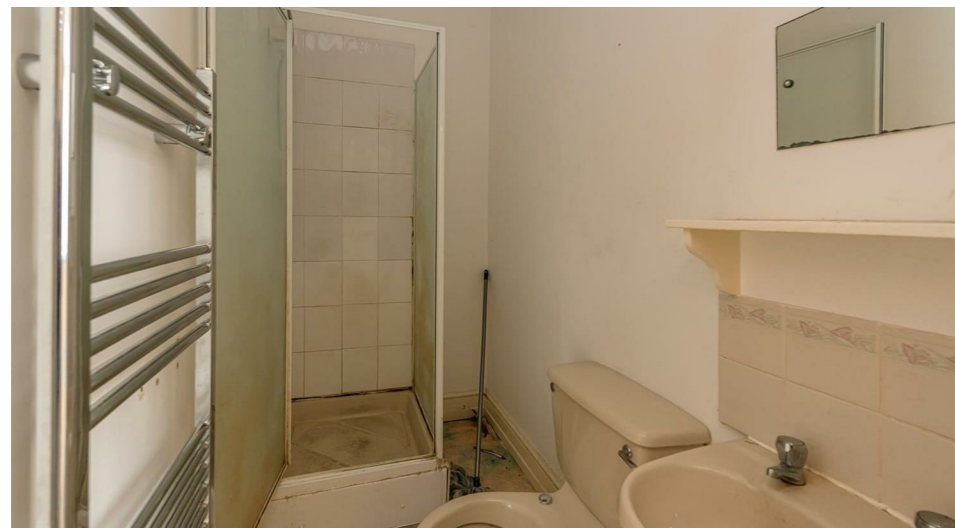
In accordance with the relevant legislation it is hereby disclosed that the seller of this property has a relationship with an employee at Berriman Eaton.

Offers Around £275,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON