



73 Newbridge Street

THOMAS HARVEY
ESTATE AGENTS

A Deceptive & Character Three Bedroom End Terraced House, Situated Just Off Newhampton Road West & A Perfect Opportunity For Purchasers Requiring A Home To Restyle To Own Requirements!

73 Newbridge Street, Newbridge, Wolverhampton, WV6 0EQ
Asking Price: £195,000

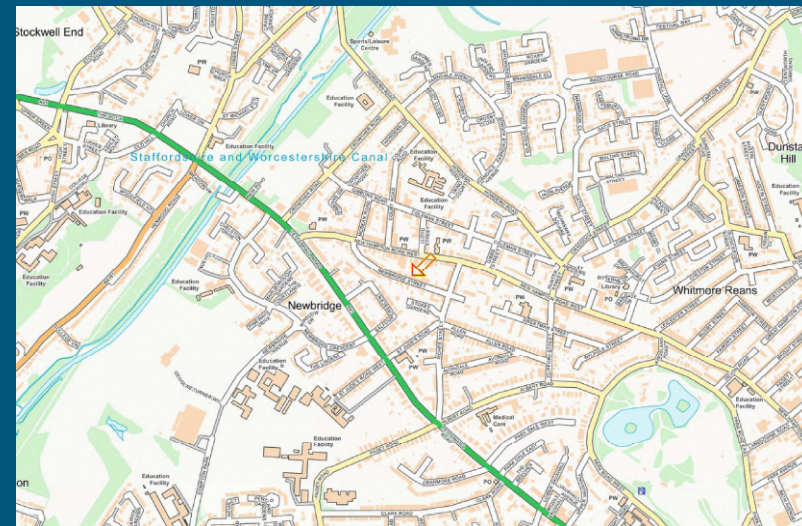
Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: D (58 No: 0350-2970-6280-2297-4931)
Total Floor Area: 1438.4sq feet (133.6sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows four of four main providers have limited coverage indoor and all four have likely coverage outdoor.

Situated in an established residential area just off either Newhampton Road West or Riches Street and therefore convenient for the majority of amenities, in particular, Wolverhampton Grammar School & Wolverhampton Girls High, this characteristic & period end-terraced property offers tremendous potential for buyers requiring a property to restyle to own requirements.

Designed to utilise the maximum space and having a number of original & period features including tall ceilings with period coving, original wood stripped flooring, period cast iron fireplace in the living room and glazed sash windows. At approx. 1438.4sq feet, the accommodation includes entrance hall with stairs to first floor, the choice of two reception rooms and rear kitchen with a matching suite of cream units. From the entrance hall, stairs also lead down to the cellar, offering valuable storage space or could of course be converted for a multitude of purposes. On the first floor the galleried landing leads to two double bedrooms, with the master being of a particularly large size and the bathroom is fitted with a smart white suite. A further staircase leads to the second floor double bedroom with built in wardrobe/ cupboard and storage into eaves. At the rear of the house is a fully stocked enclosed garden with timber garden shed and gated side entry.

Not only within easy access of schooling in both sectors, the area is also served well with a variety of local shops, bus routes, the amenities at Tettenhall & Compton and the city centre is also less than approx. 2 miles away.

Offered with No Upward Chain, viewing is highly recommended to appreciate this excellent opportunity which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Hardwood front door with glazed window, radiator, laminate flooring, staircase to first floor and access to: **Cellar: 15ft (4.58m max) x 11'8" (3.62m)** Lighting and window to front.

Dining/ Sitting Room: 12'2" (3.71m) x 11'10" (3.60m)

Open fireplace & tiled hearth, radiator, secondary glazed sash window to rear and open archway to:

Living Room: 13'10" (4.22m) x 12'2" (3.70m)

Period style cast iron fireplace with wood surround & tiled hearth, radiator, wood flooring and secondary glazed sash window to front.

Kitchen: 11'3" (3.44m) x 7'10" (2.40m)

Fitted with a traditional suite of matching light units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, recess & gas point for cooker, plumbing for dishwasher & washing machine, radiator, coved ceiling, tiled effect vinyl flooring and double glazed window to rear with hardwood glazed door.

First Floor Landing: Radiator, wood flooring and further staircase to top floor.

Bathroom: 12'6" (3.81m) x 8ft (2.45m)

Fitted with a white suite comprising panelled bath with shower & screen, pedestal wash hand basin, low level WC, radiator, floor to ceiling built in airing cupboard housing wall mounted gas fired central heating boiler, tiled effect vinyl flooring and opaque double glazed window to side.

Bedroom One: 17'5" (5.30m) x 12'2" (3.70m)

Radiator, wood flooring and secondary glazed sash window to front.

Bedroom Two: 12'2" (3.71m) x 11'10" (3.60m)

Radiator, built in corner cupboard/ wardrobe and secondary glazed sash window to rear.

Second Floor Bedroom Three: 17'11" (5.45m) x 13'11" (4.24m)

Electric wall mounted heater, large built in cupboard, separate storage into eaves and two skylights to front and rear.

Rear Garden: A mature & fully stocked, enclosed rear garden with paved patio, timber shed, lawn, flowering borders with a variety of shrubs & trees, surrounding fencing and gated side entry.



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.







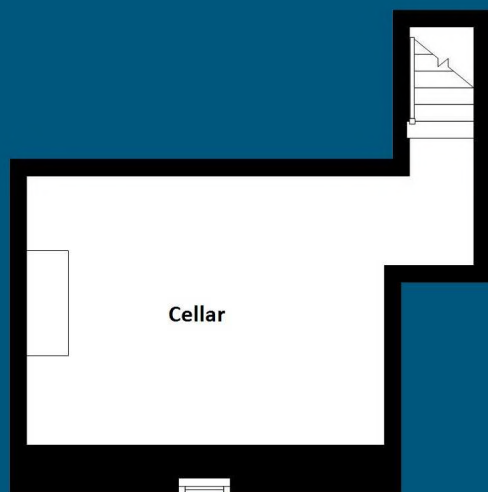




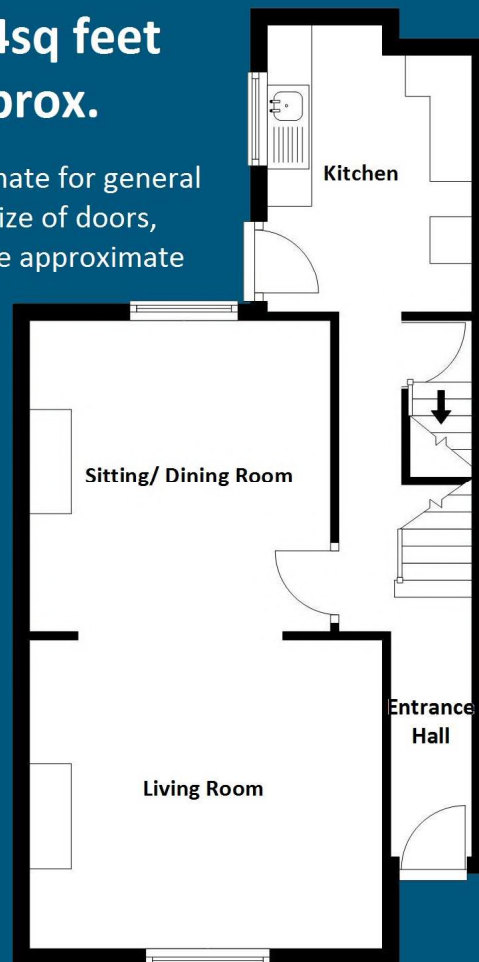


Total Floor Area: 1438.4sq feet (133.6sq metres) Approx.

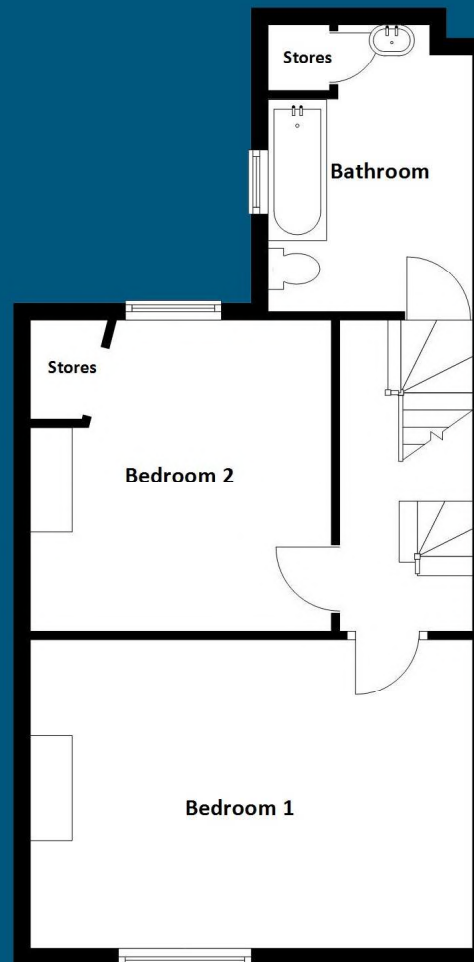
Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



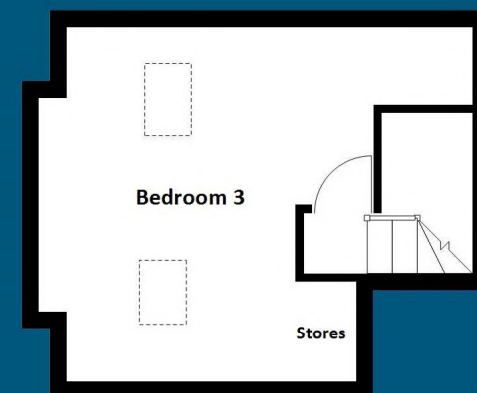
Basement:
Approx.:193.8sq feet
(18.0sq metres)



Ground Floor
Approx.: 502.3sq feet
(46.7sq metres)



First Floor
Approx.: 524.1sq feet
(48.7sq metres)



Second Floor
Approx.: 218.2sq feet
(20.3sq metres)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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