



The Croft, 2 Nuevo Court, Wolverhampton, WV6 0LY

BERRIMAN
EATON

The Croft, 2 Nuevo Court, Wolverhampton, WV6 0LY

A beautifully presented and well-maintained three-bedroom detached property, ideally situated in a convenient location close to the city centre. The property benefits from off-road parking, a garage, and a charming rear garden, making it an ideal family home.

LOCATION

Nuevo Court lies just off Newbridge Crescent off the Tettenhall Road (A41) in a particularly convenient situation. The property stands next to Newbridge Lawn Tennis and Squash Club and within walking distance of the shopping facilities available within the Newbridge parade, the further amenities afforded by Tettenhall Village and Wolverhampton City Centre are within convenient travelling distance and the open spaces of both the Upper and Lower Greens are nearby as are the canal and railway walks.

DESCRIPTION

2 Nuevo Court is a beautifully presented three-bedroom detached home that has been meticulously maintained by the current owners offering spacious and well-planned accommodation throughout. The ground floor comprises a well-appointed kitchen, fitted with a range of contemporary units, and a lounge/dining room that provides direct access to the rear garden. To the first floor are three well-proportioned bedrooms, served by two bath/shower rooms, both finished with modern, contemporary fittings.

Externally, the property benefits from off-road parking and a garage, providing excellent storage facilities and to the rear an enclosed rear garden.

ACCOMMODATION

The front door opens into the HALL with tiled flooring. Off the hall is a GUEST CLOAKROOM fitted with a WC, wash hand basin set within a vanity unit and a double glazed side window. The KITCHEN comprises a range of wall and base mounted units with fitted worktops and tiled splashbacks, incorporating a sink and drainer. There is space and plumbing for a washing machine, together with integrated appliances including an oven, hob, fridge freezer and dishwasher. The room further benefits from inset ceiling lights and a double glazed window to the front elevation. The LOUNGE has tiled flooring, an under stairs storage cupboard and double glazed windows and doors to the rear.

Stairs rise to the LANDING which benefits from a double glazed side window. The PRINCIPAL BEDROOM is a spacious double room with laminate flooring, a fitted wardrobe, and double glazed windows to the front elevation. There is an ENSUITE SHOWER ROOM comprising a walk-in shower cubicle with both a rainfall shower and separate hose, a wash hand basin, WC, heated towel rail and fully tiled walls and flooring. BEDROOM TWO is also a generous double room enjoying double glazed windows to both the front and rear elevations. BEDROOM THREE is a further double room with a double glazed window to the rear. The BATHROOM is fitted with a panelled bath with a rainfall shower over, a wash hand basin set within a vanity unit, WC, heated towel rail, inset ceiling lights and a double glazed window.

OUTSIDE

The property sits with an attractive frontage with a lawn and DRIVEWAY providing off road parking. The GARAGE offers excellent storage space with a door to the rear and there is gated side access to the REAR GARDEN which is a charming space with a paved patio, planted beds and borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast broadband are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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www.berrimaneaton.co.uk

Offers Around
£399,950

EPC:

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.

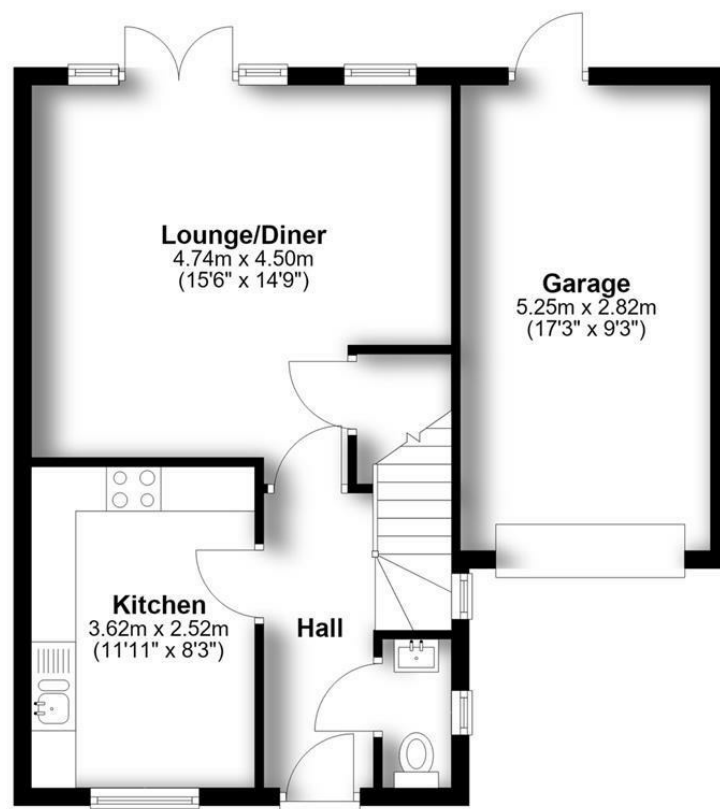


THE CROFT

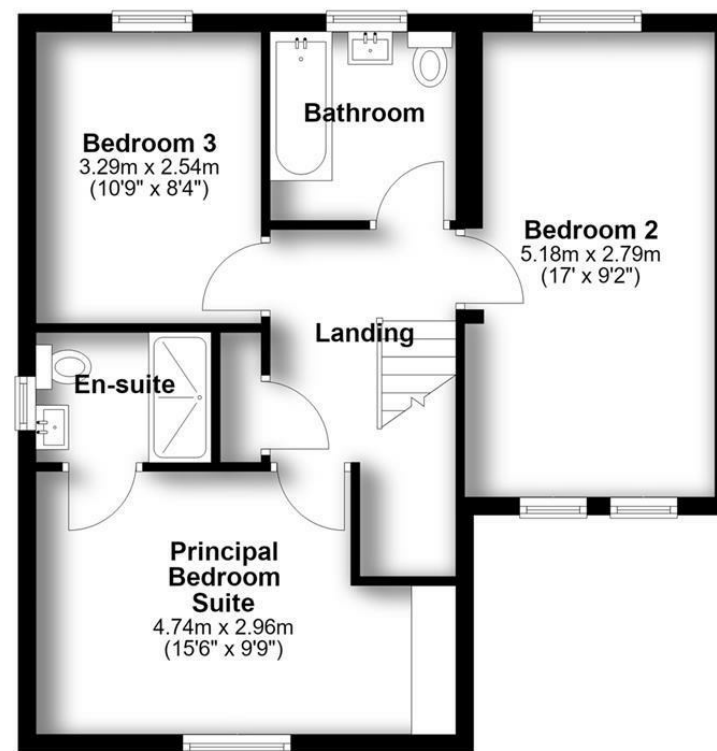
2 NUEVO COURT, NEWBRIDGE

HOUSE: 90sq.m. 962sq.ft.
 GARAGE: 14.8sq.m. 159sq.ft.
TOTAL: 104.8sq.m. 1121sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

