



69 The Lindens, Newbridge Crescent

A Well Designed Two Bedroom Ground Floor Flat With Garage & Having A Vast Range Of Facilities Close By. Offers Bright, Comfortable And Low Maintenance Living. Ideal For Downsizers Or Investors. And Offered To Cash Buyers Only Due To Its Short Lease!

69 The Lindens, Newbridge Crescent, Wolverhampton, WV6 0LR

Asking Price: £69,500

Tenure: Leasehold

Leasehold Term: 99 years from 25th March 1976

Term: 25th March 1976 to 24th March 2117

Ground Rent: £150 per annum

Service Charge: £1,311 per annum

Council Tax: Band A- Wolverhampton

EPC Rating: D (58) No: 4900-3029-0322-5592-3263

Total Floor Area: 639.0sq feet (59.4sq 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

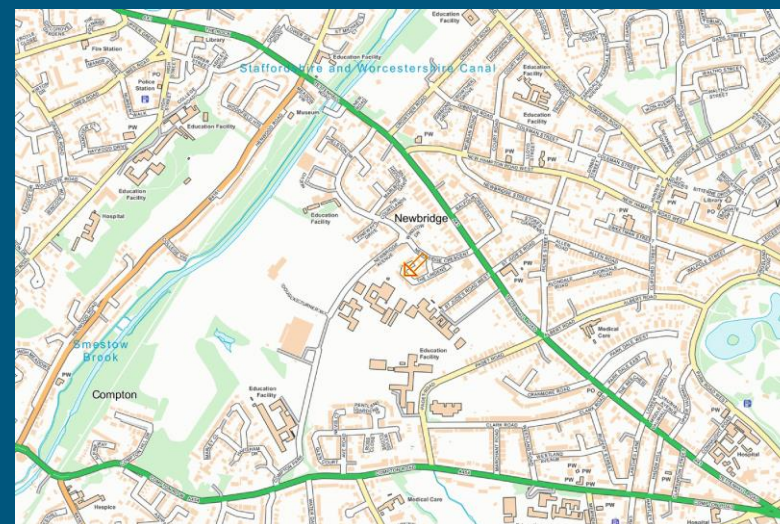
Mobile: Ofcom checker shows four main providers have likely indoor & outdoor coverage.

Set within the highly regarded The Lindens development, this well-appointed ground floor flat occupies a prime position overlooking beautifully maintained, mature communal gardens. Enjoying a peaceful residential setting in Newbridge Crescent, the property offers superb convenience for a wide range of WV6 amenities, making it an ideal choice for First Time Buyers, downsizers or Landlords seeking a strong rental location and offered to cash buyers only due to its short lease.

The interior has been well cared for over the years and provides an excellent opportunity for purchasers wishing to restyle and modernise to their own taste. The accommodation includes an entrance hall with useful storage, a bright living room with access to the rear communal gardens, a traditional kitchen, bathroom suite, and two double bedrooms, both featuring built-in wardrobes. Additional benefits include electric background heating, double glazing, a garage in a separate block, and communal off-road parking for residents.

The Lindens is perfectly placed for everyday living, with shops at Newbridge and Tettenhall, highly regarded schooling, sports facilities, and regular bus routes all within comfortable walking distance. Combined with its attractive outlook and established community setting, this property represents an excellent example of its type and a superb opportunity in a consistently sought-after Wolverhampton location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



THOMAS HARVEY
ESTATE AGENTS

T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: Internal hardwood door, laminate flooring and built in storage cupboard with water cylinder.

Kitchen: 9'7" (2.92m) x 7'6" (2.29m)

Fitted with a matching suite of traditional units comprising a range of cupboards, drawers & suspended wall cupboards, matching worktop with stainless steel single drainer sink unit, recess for cooker, plumbing & recess for washing machine, laminate flooring and double glazed window to front.

Living Room: 13'9" (4.19m) x 10'6" (3.19m)

Electric storage heater, laminate flooring and double glazed windows to rear with PVC double glazed door to gardens.

Bedroom One: 14'2" (4.33m) x 10'7" (3.22m)

Built in wardrobes with overhead stores, electric storage heater and glazing picture window to rear.

Bedroom Two: 10'4" (3.15m) x 10'1" (3.07m)

Built in wardrobes with overhead stores, electric storage heater and glazing picture window to front.

Bathroom: 9'6" (2.90m) x 5'2" (1.58m)

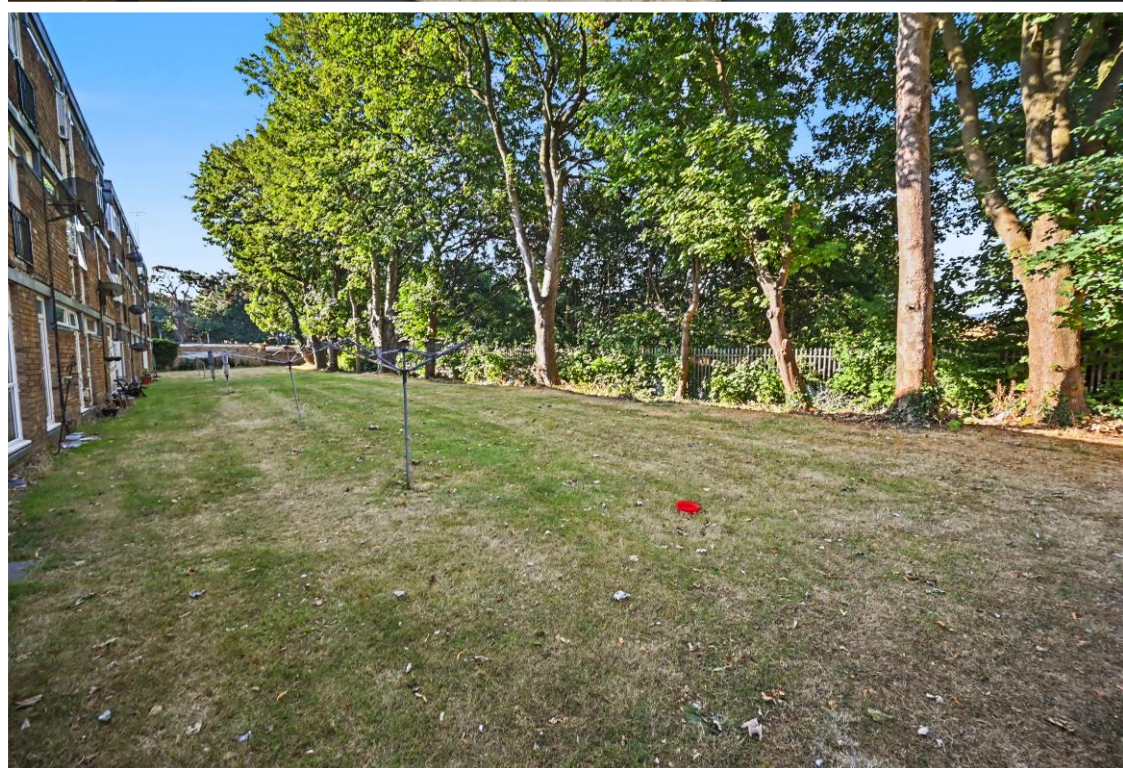
Fitted with a traditional coloured suite comprising panelled bath with wall mounted electric shower, pedestal wash hand basin, low level WC, part tiled walls & tiled flooring, wall mounted electric heater and double glazed opaque window to front.

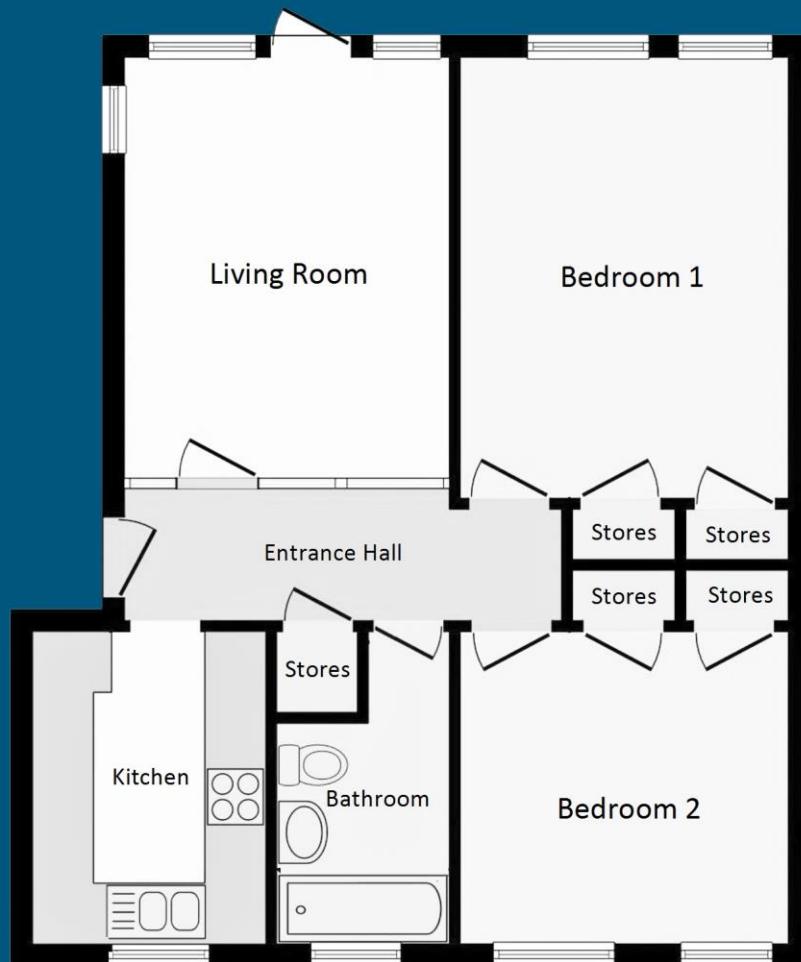
Outside: There is off road car parking for residents and 69 The Lindens is allocated with a garage in a separate block, north east of the development.

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. Certain marketing images within this brochure feature AI-generated digital furnishings to help demonstrate potential use of space. These illustrative enhancements do not depict the property's actual contents or condition. Buyers should refer to in-person viewings for an authentic understanding of the layout and presentation.









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Total Floor Area: 639.0sq feet (59.4sq 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

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.

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