



Connells

The Lindens Newbridge Crescent
Wolverhampton

The Lindens Newbridge Crescent Wolverhampton WV6 0LS

for sale offers over
£95,000



Property Description

Connells Wolverhampton are pleased to present to market this first floor flat boasting NO UPWARD CHAIN. Well located in the popular area of Cowbridge, nearby to local amenities and transport links, this home promises to be the perfect choice for first time buyers and down sizing. The property benefiting from being CHAIN FREE, long lease, UPVC double glazing and Economy 7 electric heating and is ideal for investors. Viewing is highly recommended to appreciate the accommodation on offer, call today to book your viewing.

The property comprises entrance hall, comfortable lounge, fitted kitchen, two double bedrooms and modern bathroom. Externally the property boasts off road parking communal parking, communal garden space and owned garage (No. 7) ideal for storage.

Entrance Hall

Door to side, electric heater, airing cupboard, doors to various rooms.

Lounge

14' 4" x 11' 5" (4.37m x 3.48m)
Double glazed window to front, electric heater.

Kitchen

10' x 9' 6" (3.05m x 2.90m)
Double glazed window to rear, a range of wall and base unit with work surfaces, stainless steel and drainer, electric oven, electric hob, electric heater.

The Location & Area

Situated just off the Tettenhall Road with property benefits from having fantastic access to both into Wolverhampton city centre which offers a wealth of shops, bars and restaurants and the popular Tettenhall village which also has cafes and shopping. The Tettenhall Road offers bus links into Wolverhampton and further afield. Located in the immediate area is a range of parks and recreational facilities and notable schools.



Bedroom One

15' 10" into wardrobe x 10' 2" (4.83m into wardrobe x 3.10m)

Double glazed window to front, electric heater, built-in wardrobe.

Bedroom Two

11' 4" into wardrobe x 10' 2" (3.45m into wardrobe x 3.10m)

Double glazed window to rear, electric heater, built-in wardrobe.

Bathroom

Two double glazed windows to rear, wc, wash hand basin, bath with mixer taps and shower over, extractor fan, shaver point, heated towel rail, part tiled walls.

Outside

Communal parking and communal gardens.

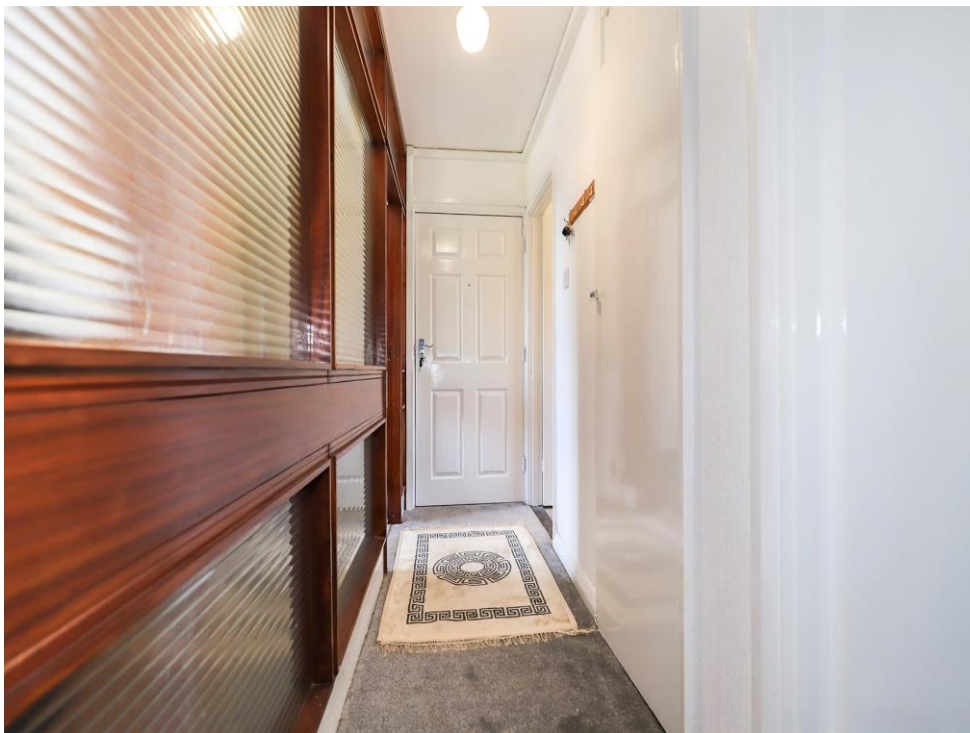
Detached Garage No. 7

Up and over door. Ideal for storage.

Agents Note

Please note the Vendor has obtained a quotation to extend the lease at a cost of £11,127 plus administration charges. Please confirm this information before incurring any costs.









Total floor area 68.6 m² (739 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
Band: A

Service Charge:
1572.00

Ground Rent:
25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335033

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WVH335033 - 0003