



Connells

Marlborough Gardens
Newbridge Wolverhampton

Marlborough Gardens Newbridge Wolverhampton WV6 0LU

for sale offers in the region of
£375,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton Branch is delighted to bring to the market this extended four bedroom detached family home situated in a popular cul-de-sac location in Newbridge.

Internally the property comprises of an entrance hallway with access to a convenient ground floor wc and enters into a spacious lounge with archway to a separate dining room/ sitting room. The extension offers an L-Shaped modern kitchen for to the family to enjoy. On the first floor you will find four generously sized bedrooms with a modern shower room.

Outside to the front is ample off road parking, whilst to the rear is a low maintenance rear garden with set back garage for additional parking space or storage options whilst the rear of the garage has been separated to offer a versatile room which could be used as an office or additional storage space.

Viewings are highly recommended to appreciate the accommodation on offer.

Location And Area

This property is situated in a desirable cul de sac location close to highly regarded local schools and offers easy access to Wolverhampton City Centre. Viewing is highly recommended to appreciate the accommodation on offer.

Approach

Set back from the road side in a cul-de-sac location with ample off road parking and double gates leading to the set back garage.

Entrance Hall

Two storage cupboards with one housing the wall mounted boiler, radiator, ceiling light point with ceiling rose, door to ground floor wc.

Ground Floor Wc

Low flush wc, wash hand basin, tiled walls, radiator, ceiling light point, double glazed window to side.

Lounge

20' 5" x 12' 7" (6.22m x 3.84m)

Gas fireplace, two ceiling light points with ceiling rose, two radiators, door to hallway, archway to sitting room/ dining room, double glazed windows and french doors to L-shaped kitchen.

Sitting Room/ Dining Room

16' 2" into bay x 10' 9" max (4.93m into bay x 3.28m max)

Double glazed bay window to front, radiator, stairs to first floor, ceiling light point with ceiling rose, archway to lounge, door to kitchen.



L-Shaped Kitchen

22' 4" max x 21' 3" max (6.81m max x 6.48m max)

Matching wall and base units with composite one and a half sink and drainer with mixer tap, integrated double oven, plumbing point for washing machine and dishwasher, space for a large fridge freezer, five ring gas hob with extractor hood above, partly tiled walls, space for a dryer, two radiators, ceiling spotlights, three double glazed windows to rear, doors to lounge and sitting room/ dining room, door to side access.

First Floor Landing

Airing cupboard, double glazed window to side, loft access, two ceiling light points, ceiling rose. radiator, doors to all bedrooms and shower room.

Bedroom One

11' 8" x 11' 5" (3.56m x 3.48m)

Double glazed window to rear, ceiling light point radiator, fitted wardrobes.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to rear, ceiling light point radiator, fitted wardrobes.

Bedroom Three

11' 9" x 7' 8" (3.58m x 2.34m)

Double glazed window to front, ceiling light point radiator, fitted wardrobes.

Bedroom Four

9' 3" x 7' 7" (2.82m x 2.31m)

Double glazed window to front, ceiling light point radiator, fitted wardrobes.

Shower Room

Shower cubicle, low flush toilet, wash hand basin, tiled walls, ceiling spotlights, extractor fan, heated towel rail, double glazed window to side.

Outside Rear

Block paving with paving slabs, outdoor sink and drainer with mixer tap, outside tap point, flower borders, double iron gates to the side and access to front, door to storage area, access to garage.

Garage

19' 5" x 8' 5" (5.92m x 2.57m)

Up and over garage door, power supply, ceiling light point.

Versatile Storage Area

14' 3" x 8' 5" (4.34m x 2.57m)

Double glazed window to side, ceiling light point, door to rear garden.

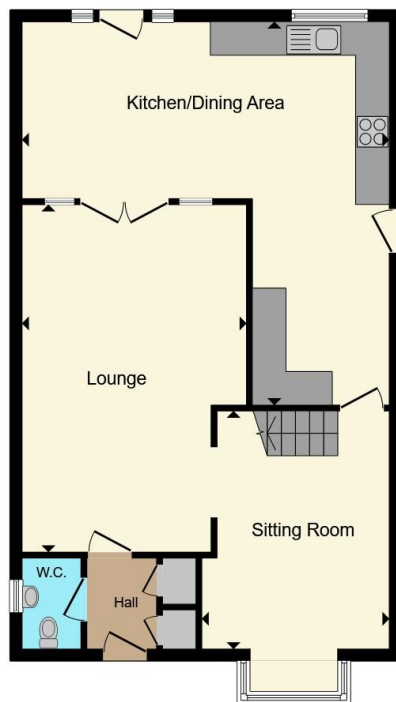
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks





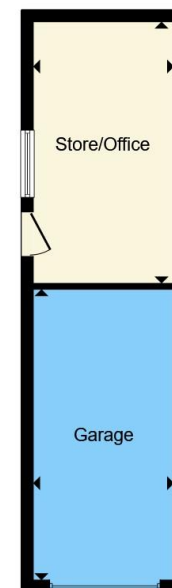




Ground Floor



First Floor



Outbuilding

Total floor area 151.2 m² (1,628 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

Connells

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: D Council Tax
Band: E

Tenure: Freehold

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