





19 THE LINDENS NEWBRIDGE CRESCENT

WOLVERHAMPTON, WV6 0LR

OFFERS IN THE REGION OF £99,950

LEASEHOLD

Spacious two bedroom first floor apartment in a popular location, with an EXTENDED LEASE TERM and garage in nearby block.

Available with NO ONWARD CHAIN the property features a spacious living room, breakfast kitchen with fitted appliances, two double bedroom and bathroom.

Conveniently located for access into the city centre, local shops at Newbridge, and the further amenities of Tettenhall village.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

19 THE LINDENS NEWBRIDGE

• NO ONWARD CHAIN • GARAGE • TWO DOUBLE BEDROOMS • LIVING ROOM WITH PLEASANT VIEWS • BREAKFAST KITCHEN WITH FITTED APPLIANCES • LONG LEASE TERM





HALLWAY

LIVING ROOM

14'0" x 11'4"

Double-glazed windows to the side and rear, door to a Juliette balcony

BREAKFAST KITCHEN

9'6" x 9'6"

Double-glazed window to the front, part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above, incorporating a stainless steel sink and drainer unit. Integral appliances include a double oven and hob, and fridge freezer.

BEDROOM ONE

14'1" x 10'2"

Double-glazed window to the rear.

BEDROOM TWO

10'2" x 9'9"

Double-glazed window to the front.

BATHROOM

Double-glazed obscure window to the front, close-coupled w.c, panelled bath, and pedestal wash hand basin.

PROPERTY INFORMATION

Title - The property is understood to be Leasehold with a lease term of 150 years from 05 Sep 2010

Services - The agents understands that mains water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - 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 confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

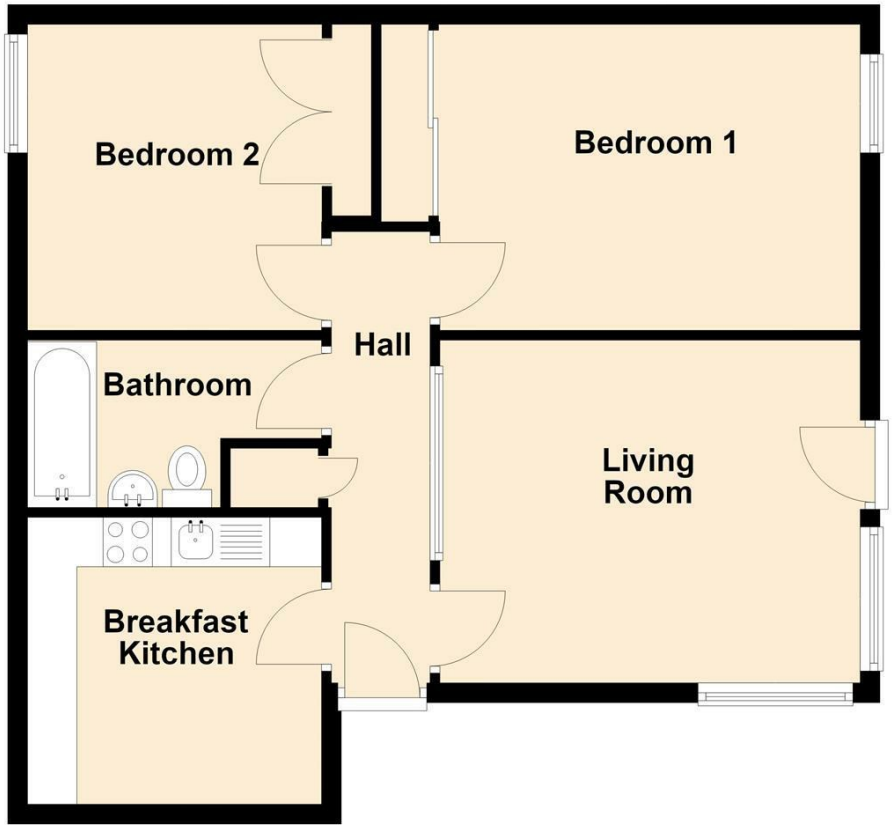
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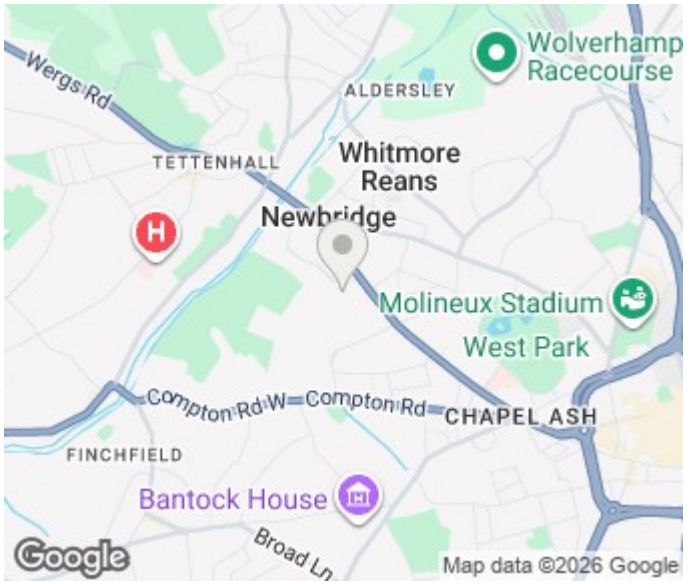


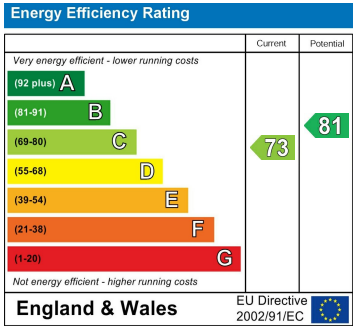




First Floor







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SANDERS WRIGHT & FREEMAN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements