



**Connells**

The Lindens Newbridge Crescent  
Wolverhampton

# The Lindens Newbridge Crescent Wolverhampton WV6 0LS

for sale offers in the region of  
**£100,000**



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this property situated just off the Tettenhall Road, boasting NO ON WARD CHAIN. This delightful two bedroom ground floor flat is ideal for first time buyers, those looking to down size or investors. The property is currently tenanted with option to purchase with the tenant in situ. Viewings are highly recommended, call Connells today to book your viewing.

The property comprises of a communal hallway, entrance hall, well appointed kitchen, spacious lounge, two double bedrooms and bathroom. There is also a garage en-bloc for parking or storage options.

## 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.

## Approach

Set back from the roadside with a communal frontage with path to main accommodation.



## Communal Hallway

Stairs to all floors, door to the main accommodation.

## Entrance Hall

Door to front, ceiling light, storage cupboard housing water tank, doors to various rooms.

## Lounge

13' 9" x 10' 7" ( 4.19m x 3.23m )

Double glazed window, door to communal outside space, electric storage heater, ceiling light point.

## Kitchen

Matching wall and base units, stainless steel sink and drainer with taps, part tiled walls, plumbing for washing machine, ceiling light point, double glazed window, extractor fan.

## Bedroom One

14' 2" x 10' 2" ( 4.32m x 3.10m )

Windows, fitted wardrobes, electric storage heater, ceiling light point.

## Bedroom Two

10' 2" x 9' 7" ( 3.10m x 2.92m )

Windows, fitted wardrobes, electric storage heater, ceiling light point.

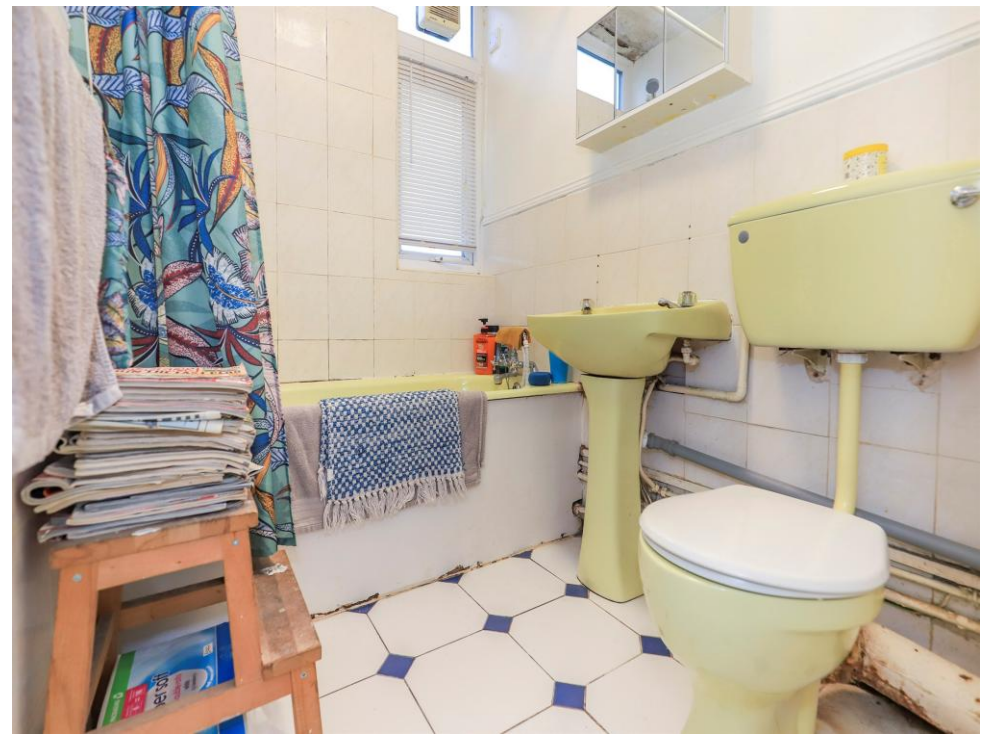
## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, part tiled wall, wall mounted heater, double glazed window.

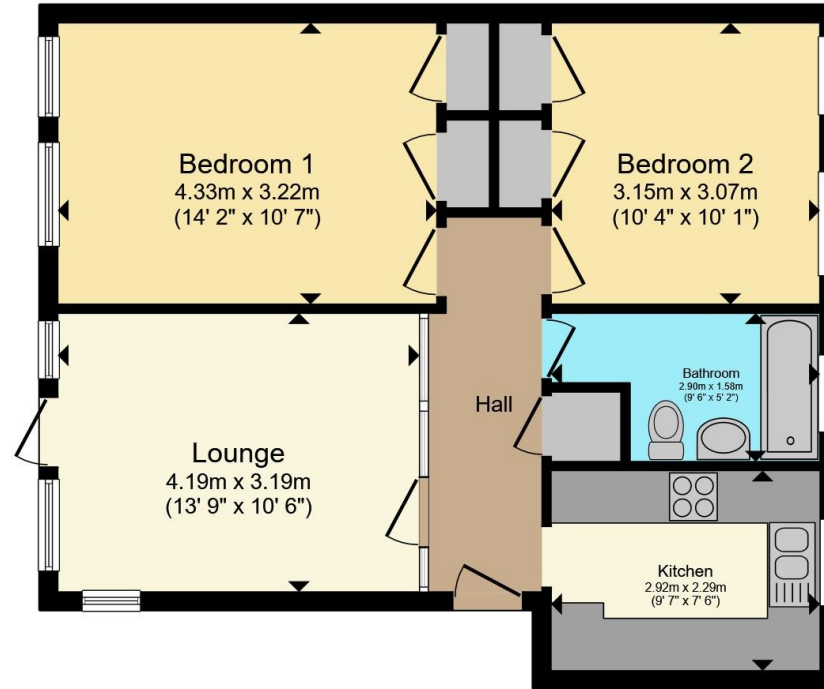
## Agents Note

A lease extension offered as part of the sale or cash offers invited due to short lease









## Floor Plan

Total floor area 59.4 m<sup>2</sup> (639 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01902 710 170**

**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
Band: A

Service Charge:  
1308.00

Ground Rent:  
150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH333627](http://connells.co.uk/Property/WVH333627)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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