



7 Newbridge Gardens, Newbridge, Wolverhampton, WV6 0LG

BERRIMAN  
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# 7 Newbridge Gardens, Newbridge, Wolverhampton, WV6 0LG

CASH OFFERS ONLY are invited for this attractive, semi-detached family home which stands in a sought after cul-de-sac in a convenient setting. The property has significant structural issues and offers are therefore invited on a cash only basis

## LOCATION

7 Newbridge Gardens stands at the end of the cul-de-sac in a fine position which is within walking distance of the Newbridge Shopping Parade, Newbridge Preparatory School and the Wolverhampton Lawn Tennis and Squash Club.

Wolverhampton City Centre is in easy reach and the area is particularly well served by schooling in both sectors with Wolverhampton Grammar School and Wolverhampton Girls High being close by.

## DESCRIPTION

7 Newbridge Gardens is an attractive, traditional bay fronted semi-detached home with rooms of excellent proportions throughout. The property has been in continual ownership since it was originally built and this is therefore the first time the property has come to the open market in almost 90 years.

The property requires a comprehensive scheme of modernisation and improvement throughout and there are signs of significant structural movement of which buyers must be aware.

## ACCOMMODATION

Glazed double doors open into a small PORCH with quarry tiled floor and a front door opens into the HALL with a staircase rising to the first floor, an understairs store with quarry tiled floor and fitted shelving and a walk in cloaks cupboard. There is a bay fronted DINING ROOM with a brick fireplace with a gas fire with shelved library cabinetry to either side and ceiling coving. The LOUNGE has a full width decorative York Stone fireplace with gas fire, coved ceiling, wiring for wall lights and a walk in double glazed bay window to the rear with French doors to the garden. The KITCHEN has a range of wall and base mounted cupboards with granite working surfaces, point for a gas cooker, plumbing for a washing machine, tiled floor, a side window and a stable style door into the REAR LOBBY with a GUEST CLOAKROOM and a shelved larder.

A staircase from the hall rises to the first floor landing with access to the roof space. BEDROOM ONE is a good double room in size with a walk in bay window to the front and coved ceiling. BEDROOM TWO is a good double room in size with a window overlooking the rear garden and coved ceiling. BEDROOM THREE is a good double bedroom in size with a window to the front and a fitted wardrobe and BEDROOM FOUR is also a double room in size with a rear window and coved ceiling. The BATHROOM has a fitted suite with two side windows.

## OUTSIDE

The house stands well back from the road with a shaped front lawn, paved path leading to the front door and a DRIVEWAY to one side providing off street parking and leading to the TANDEM GARAGE with electric power.

There is a low maintenance GARDEN to the rear which has been hard landscaped and paved with stocked beds and borders.

We are informed by the Vendors that all mains water, electricity and gas are connected. COUNCIL TAX BAND B – Wolverhampton POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Tettenhall Office. The property is FREEHOLD.

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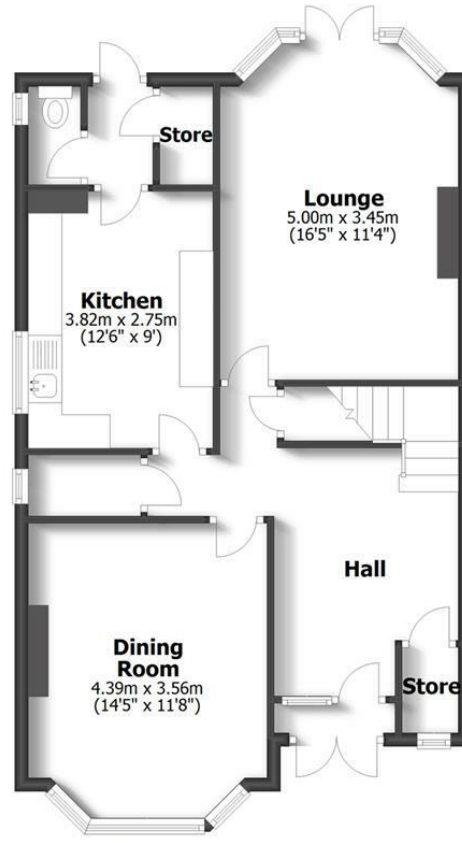
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



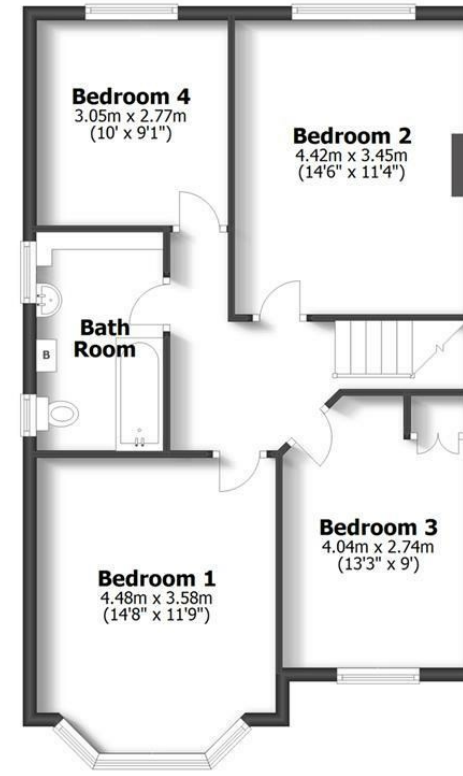
## 7 NEWBRIDGE GARDENS NEWBRIDGE

HOUSE: 131.9sq.m. 1420sq.ft.  
 GARAGE: 27.4sq.m. 295sq.ft.  
**TOTAL: 159.3sq.m. 1715sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



