



Far Croft, 19 Newbridge Avenue, Newbridge, Wolverhampton, WV6 0LW

BERRIMAN
EATON

Far Croft, 19 Newbridge Avenue, Newbridge, Wolverhampton, WV6 0LW

An exceptionally attractive Edwardian Arts and Crafts style property standing towards the head of a small cul-de-sac setting in a Conservation area in a sought after residential address

LOCATION

Newbridge Avenue is a sought after road which lies within easy reach of a wide range of local facilities in Newbridge itself, Tettenhall Village and Compton. The picturesque open spaces of both the Upper and Lower Greens are nearby and there is excellent schooling with Newbridge Preparatory School being on Newbridge Crescent and Wolverhampton Grammar School, Wolverhampton Girls High School, Tettenhall College, St. Peter's and St. Edmund's all being within easy reach.

DESCRIPTION

Far Croft is an elegant Arts and Crafts style property which is believed to have been built in 1910 with a dual gabled and part timbered front elevation of much architectural interest. The property benefits from a wealth of original, period features including some fine timbering.

Internally the property offers well proportioned living accommodation over both floors with three reception rooms to the ground floor together with five bedrooms and two bath / shower rooms to the first floor. The property has a wide frontage with a driveway and garage to one side and a superb garden to the rear. There is a total plot size of approximately 0.2 acres.

The property has been well maintained over the years and benefits from double glazing to the rear with the original, single glazed leaded windows keeping the character to the front, there is gas fired central heating and tasteful décor throughout.

ACCOMMODATION

An open, loggia style PORCH has a studded front door opening into the HALL with oak flooring, leaded windows to both the front and side and a part glazed screen with central arch opening into the DINING ROOM with oak flooring, a leaded window to the front together with leaded French doors to the side, a corner fireplace with cast iron, solid fuel burning stove and ceiling cornice. The LOUNGE is a well proportioned living room with a walk in double glazed bay window to the rear which incorporates double glazed French doors to the garden, a minster stone style fireplace and ceiling cornice. There is a SITTING ROOM with a French door and windows to the gardens, a full width bank of book and display shelving, ceiling coving, oak flooring and a door into the DINING KITCHEN which has a full range of wall and base mounted gloss fronted cabinetry with granite working surfaces and undermounted sink, space for a range style cooker with filtration unit above, an integrated Bosch dishwasher, space for a fridge freezer, ample space for dining, a storage cupboard, tiled flooring, double glazed windows to one side together with a window and glazed door to the garden, ceramic tiled floor, a SIDE LOBBY AND BOOT ROOM and a door to the LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, space for a tumble dryer, windows and a sink.

A staircase with original balustrading rises from the hall to the galleried landing above with original linen cupboards, a boiler cupboard and a double glazed window. BEDROOM ONE is a good double room in size with a light corner aspect with double glazed windows to both the side and rear, a range of fitted furniture including two double wardrobes with cupboards above, a kneehole dressing table with chests of drawers to either side together with further cupboards and bedside tables. BEDROOM TWO is a good double room in size with a light corner aspect with a leaded window to the front and double glazed side window together with built in wardrobes and a kneehole dressing table with cupboard to either side. BEDROOM THREE is a good room in size with a double glazed window overlooking the rear garden and a built in wardrobe. There is a BATHROOM with a fitted suite with a panelled bath, separate corner shower and pedestal basin, part tiled walls, laminated flooring and a leaded side window. There is a separate WC.

A door from the landing leads to a side landing with two double glazed side windows. BEDROOM FOUR has double glazed windows to the side and rear and a range of fitted furniture including a double wardrobe with cupboard above, kneehole dressing table with cupboards and chests of drawers to either side and shelving unit and BEDROOM FIVE has a double glazed window to the side. There is a SHOWER ROOM with a fully tiled shower, pedestal basin and WC, part tiled walls and laminated flooring.

OUTSIDE

Far Croft stands behind a wide frontage with a courtyard style front garden with planted beds, a full width tile hung loggia style porch with paved terrace beneath and a DRIVEWAY to one side providing off street parking with a large GARAGE beyond with a CAR PORT in front.

The REAR GARDEN is of an excellent size with a part southerly aspect. There is a full width paved terrace to the rear of the house with steps leading to two shaped lawns beyond with well stocked beds and borders and an area of kitchen garden to the rear. There is an open fronted store to the rear of the garage and a detached brick and tiled GARDEN BUILDING which is plastered and carpeted with electric light and power which could be utilised for a variety of different purposes and which could be a superb office for those wishing to work from home.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows the main four providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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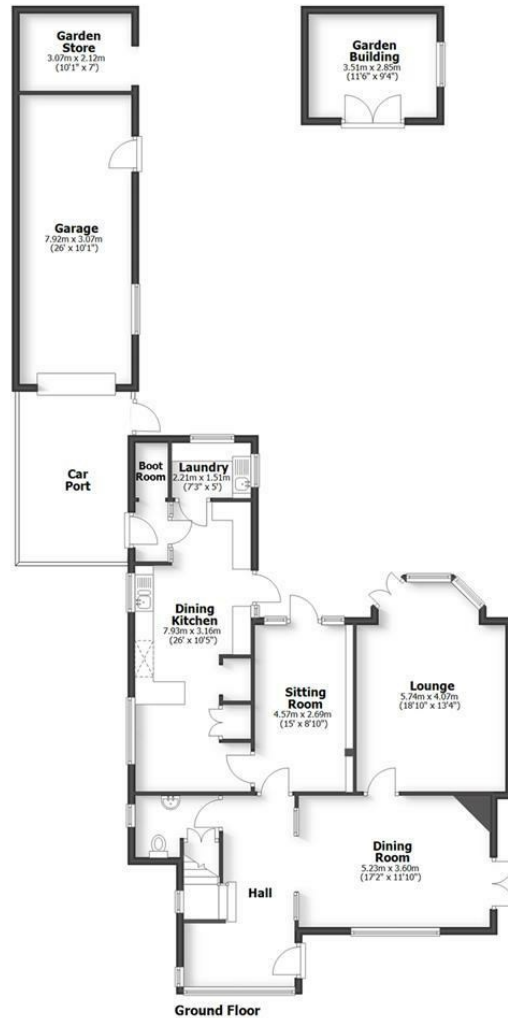
Offers Around
£535,000

EPC: D

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.



FAR CROFT
19 NEWBRIDGE AVENUE



HOUSE: 216.6sq.m. 2299sq.ft.
GARAGE/GARDEN STORE/BUILDING: 41.1sq.m. 442sq.ft.
TOTAL: 254.7sq.m. 2741sq.ft.

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



