



7 Marlborough Gardens, Newbridge, Wolverhampton, WV6 0LU

BERRIMAN
EATON

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A three bedroom link detached family home standing in a quiet and sought-after cul-de-sac in a highly regarded residential location

LOCATION

Marlborough Gardens is a cul-de-sac situated off Newbridge Crescent close to the Lawn & Tennis Club, within easy walking distance of Smestow Valley Nature Reserve and array of shops. Newbridge is a popular residential neighbourhood ideal for families that wish to benefit from the wide ranging facilities and amenities. The area is well served by schooling in both sectors and offers convenient travel into Wolverhampton City Centre.

DESCRIPTION

7 Marlborough Gardens offers well proportioned accommodation over two floors. The vendor has created a storeroom from the original garage which could be used for a variety of different purposes such as home office, gym, study or playroom. The property benefits from a driveway and garage and a low maintenance rear garden.

ACCOMMODATION

An open PORCH has a glazed door opening into the HALL with tiled flooring, a useful downstairs store and a GUEST CLOAKROOM with vanity unit with sink, cupboard and WC, tiled splash back, tiled floor and heated ladder towel rail. The LOUNGE has a double glazed window to the front, a wall mounted coal effect gas fire, wood laminate flooring and glazed double doors lead to the open plan DINING KITCHEN with contemporary, cream faced wall and base units, roll top working surface with tiled splash back, a breakfast bar, stainless steel sink and drainer with a double glazed window over, integrated dishwasher, a four ring electric hob with extractor fan above and electric oven beneath, integrated fridge, integrated freezer, ample space for dining with wood laminate flooring throughout the entire room and double glazed patio doors opening into the CONSERVATORY and double glazed windows to three elevations and French doors to the garden. A door from the kitchen opens into the OFFICE which is currently a storeroom which could be used for a variety of different purposes and which has a roof light, tiled flooring, an internal door to the garage and a door to the LAUNDRY with a range of fitted cupboards, sink and drainer, plumbing for a washing machine, tiled flooring and a double glazed window and door to the rear garden.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, access to the loft and a linen cupboard with slatted shelving. BEDROOM ONE is a good size double room with a double glazed window to the rear and a fitted wardrobe. BEDROOM TWO is also double in size with a double glazed window to the front, wood laminate flooring and a built in wardrobe. BEDROOM THREE is a good size with a double glazed window to the rear and wood laminate flooring and coved ceiling. The SHOWER ROOM has a shower cubicle with waterfall head and separate hose, vanity unit with wash basin and cupboards beneath, WC, LVT flooring, integrated ceiling lighting, heated ladder towel rail and a double glazed window.

OUTSIDE

The property sits behind a DRIVEWAY laid in brick paviours with a planted border leading to the GARAGE which has an up and over door, concrete floor, electric light and power and a wall mounted boiler, a cold water supply and an internal door to the storeroom

There is a low maintenance, paved GARDEN with shrubs and flowering borders, a brick built BBQ and a shed

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 are available

Mobile – Ofcom checker shows the four main 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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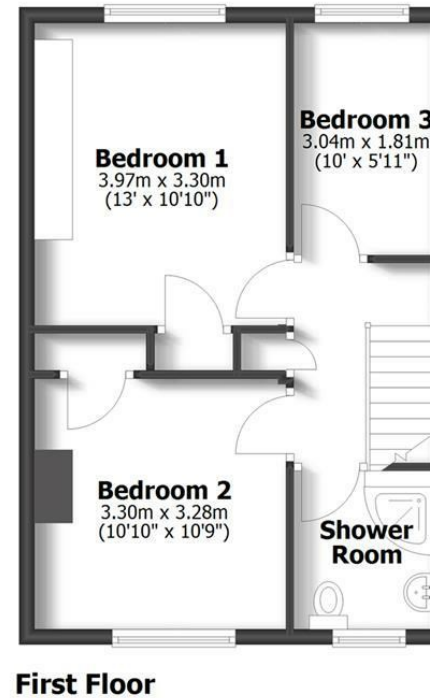
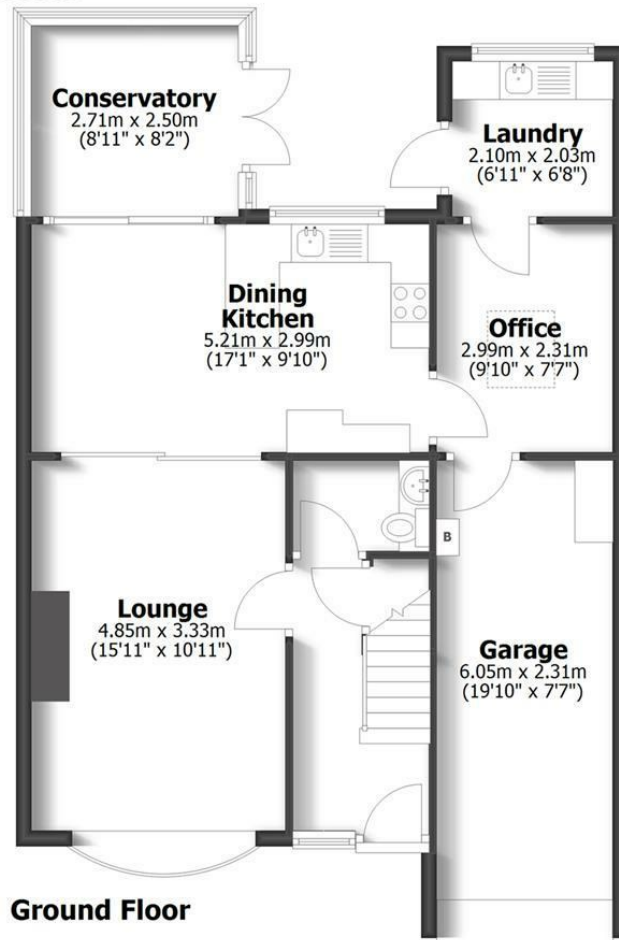
Offers Around
£309,950

EPC:

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 Marlborough Gardens
Newbridge



HOUSE: 101.9sq.m. 1097sq.ft.
GARAGE: 14.0sq.m. 150sq.ft.
TOTAL: 115.9sq.m. 1247sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

