



R  
&L

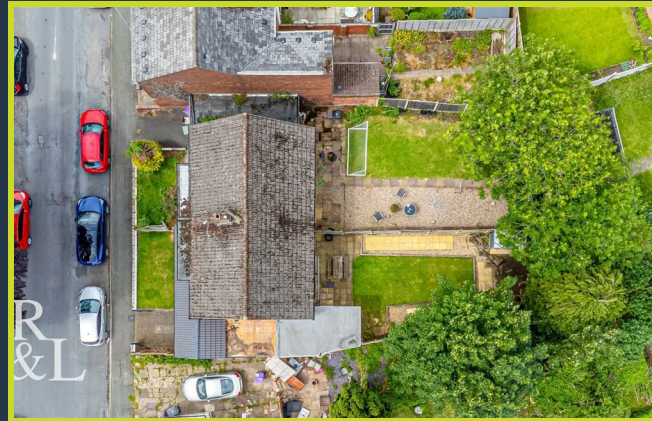
51 Newbridge Street

| WV6 0EQ | Offers In The Region Of £250,000

ROYSTON  
& LUND

- THREE BED SEMI DETACHED
- GARAGE & OFF STREET PARKING
- WALKING DISTANCE TO THE CITY CENTRE
- DOWNSTAIRS SHOWER ROOM
- VIEWINGS HIGHLY ADVISED
- IMMACULATEDLY PRESENTED THROUGHOUT
- EXCELLENT LOCATION
- FRONT & REAR GARDENS
- THROUGH LOUNGE & DINER
- CLOSE TO EXCELLENT SCHOOLS





Royston & Lund are proud to bring to market this three-bedroom house on Newbridge Street. The residence offers a perfect blend of comfort and convenience. The property boasts a well-designed layout that is ideal for families or those seeking extra space.

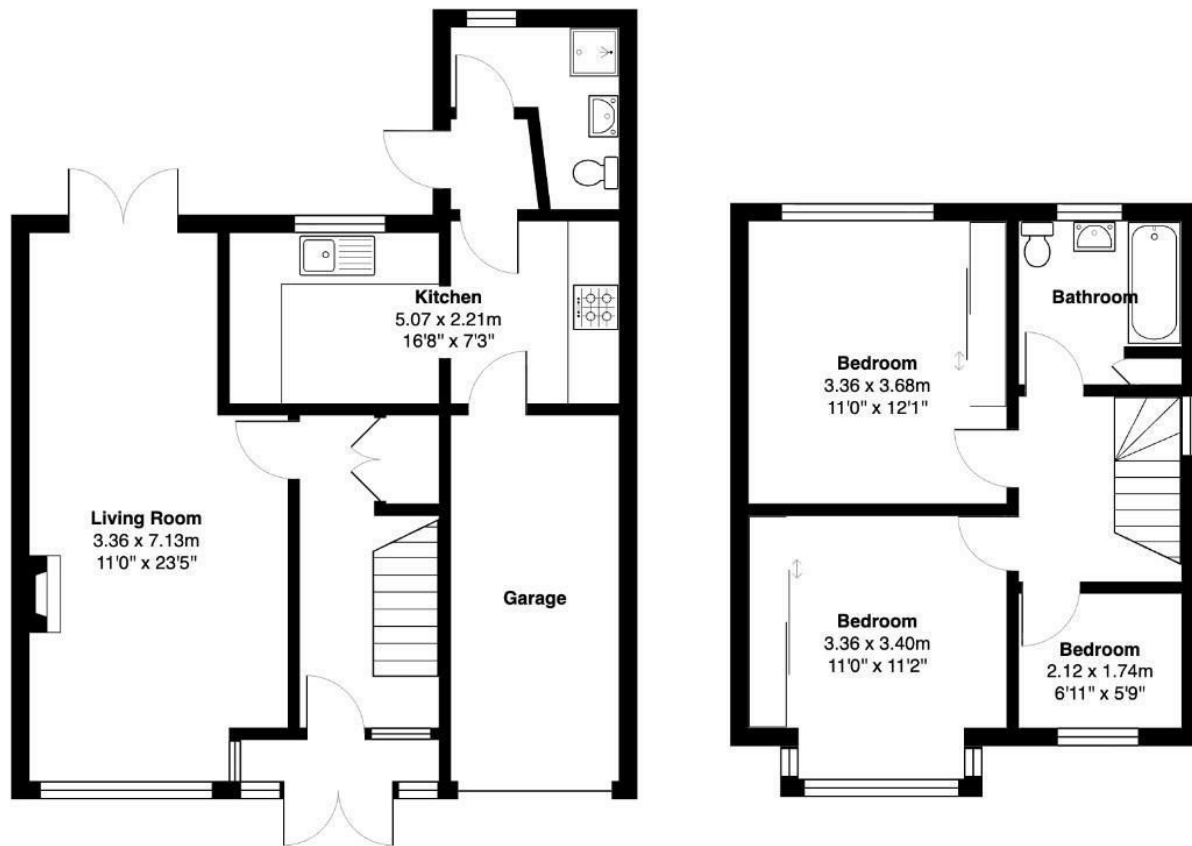
Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The natural light that floods this area creates a warm and inviting atmosphere. The house features two well-appointed bathrooms, ensuring that morning routines run smoothly for all occupants.

The three bedrooms are generously sized, providing ample space for relaxation and personalisation. Each room offers a peaceful retreat, making it easy to unwind after a long day. The property, built in 1960, combines classic charm with modern living, making it a wonderful place to call home.

Located in a vibrant community, this house is conveniently situated near local amenities, schools, and parks, making it an excellent choice for families. With its appealing features and prime location, this property on Newbridge Street is a fantastic opportunity for anyone looking to settle in Wolverhampton.

Don't miss the chance to make this lovely house your new home.





Total Area: 99.2 m<sup>2</sup> ... 1068 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



### EPC

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>85</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | <b>72</b>               |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**