



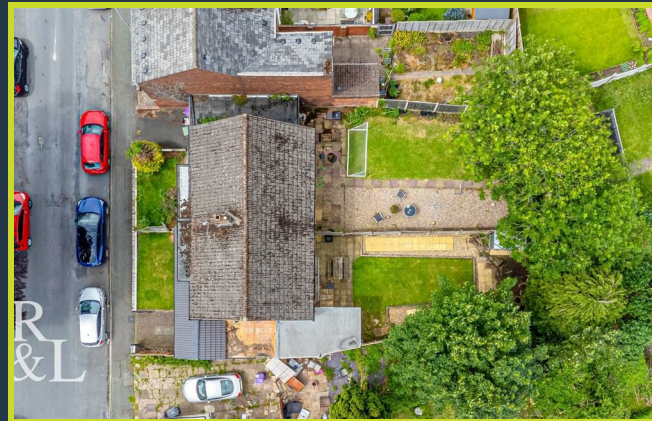
51 Newbridge Street

| 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
- IMMACULately 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.

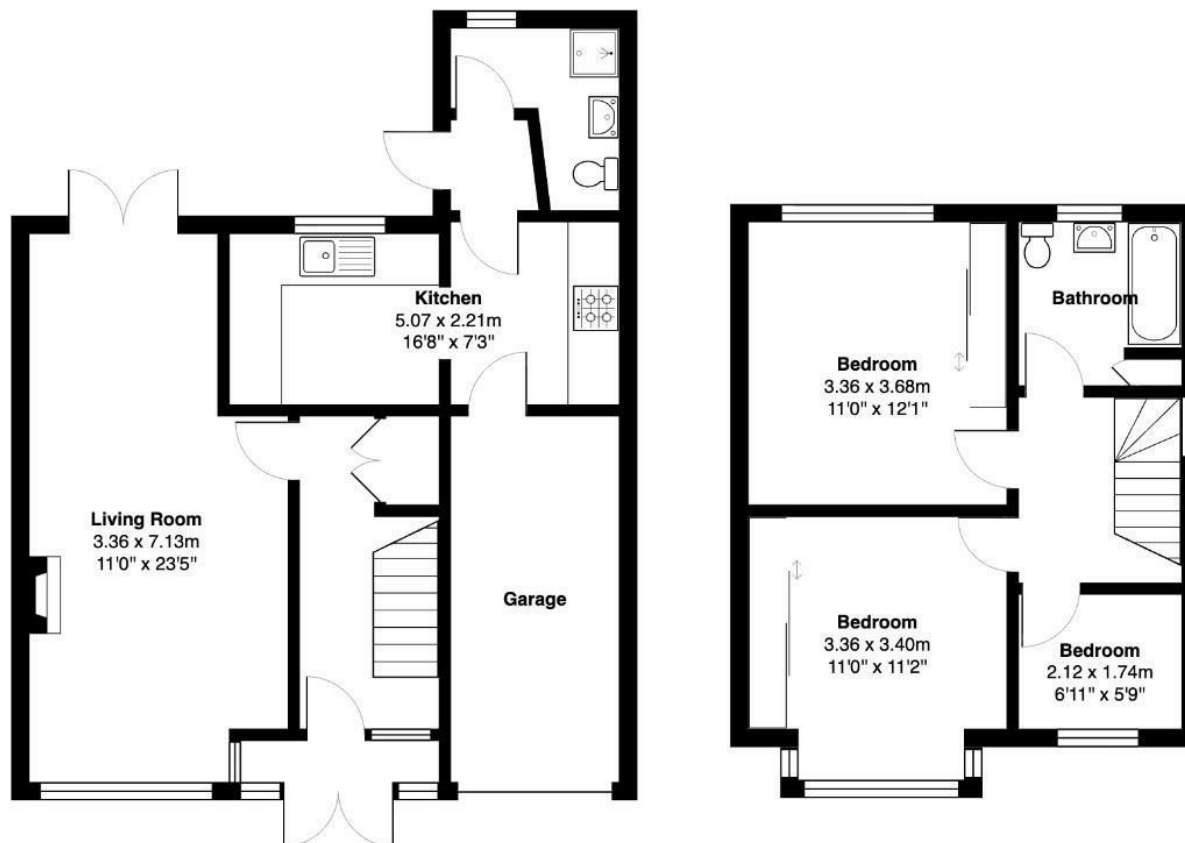
Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The natural light that floods this area creates a warm and inviting atmosphere. The house features two well-appointed bathrooms, ensuring that morning routines run 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 m² ... 1068 ft²

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) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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ROYSTON
& LUND