



Nuevo Court, Newbridge
Wolverhampton, WV6 0LY

£280,000



An exceptional modern home recently built to a high specification situated in an extremely popular residential area local to a range of amenities. This impressive detached property is presented throughout to an excellent standard and simply must be seen to be appreciated.

This luxury family home known as Chambers House is located on the fringe of Wolverhampton Lawn Tennis and Squash Club providing convenient access to the popular and combination of facilities.

This stylish three bedroom property benefits from central heating, double glazing, a stunning dining kitchen with integrated Neff appliances, impressive bathroom and ensuite shower room, off road parking and a delightful private and enclosed garden to the rear.

INTERIOR VIEWING IS HIGHLY RECOMMENDED

Approach By way of block paved driveway providing off road parking for two vehicles.

Reception Hall Having composite front door, central heating radiator and ceramic floor tiling.

Downstairs WC Having low flush WC, wash hand basin built into vanity unit, extractor fan, central heating radiator, ceramic wall and floor tiling.

Living Room 15' 5" x 15' 3" (4.70m x 4.64m) Having wall mounted pebble effect electric fire, under stairs cupboard, two central heating radiators, double glazed windows and french doors to rear garden.

Dining Kitchen 12' 7" x 8' 3" (3.83m x 2.51m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in Neff oven with 4 ring Neff electric hob and cooker hood. Integrated refrigerator, freezer and dishwasher, plumbing for washing machine, range of fitted wall cupboards and cupboard housing combination boiler. Ceramic wall and floor tiles, flush ceiling spot lights, central heating radiator and double glazed window.

Landing Having airing cupboard, loft hatch for access and double glazed window.

Bedroom One 10' 0" x 9' 5" (3.05m x 2.87m) Having central heating radiator and two double glazed windows.

En-suite Shower Room Having shower cubicle with shower fitting, wash hand basin built into vanity unit, low flush WC, ceramic wall and floor tiling. Extractor fan, chrome heated towel rail, flush ceiling spot lights and double glazed window.

Bedroom Two 10' 9" x 7' 4" (3.27m x 2.23m) Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Three 7' 7" x 7' 5" (2.31m x 2.26m) Having central heating radiator and double glazed window.





Bathroom 7' 0" x 5' 8" (2.13m x 1.73m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail, flush ceiling spot lights and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area and gated side access.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

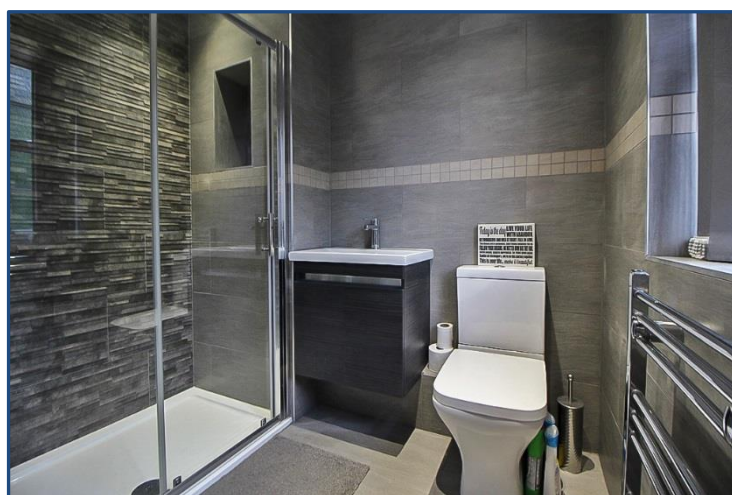
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

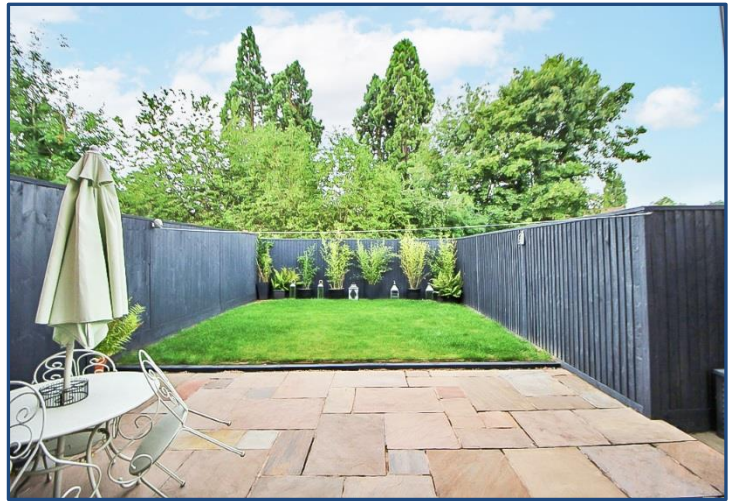
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

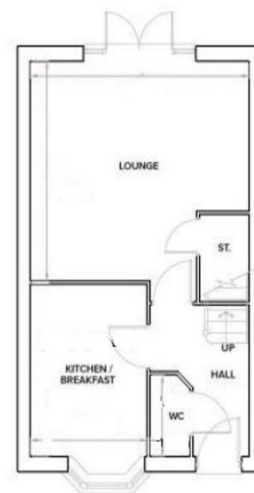
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



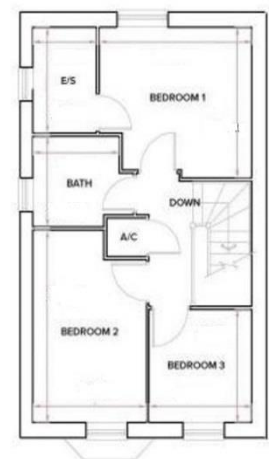


Chambers House 3 Nuevo Court, Newbridge, WV6 0LY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	82	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

15 Dudley Street
Sedgley
DY3 1SA
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sedgley@skitts.net

