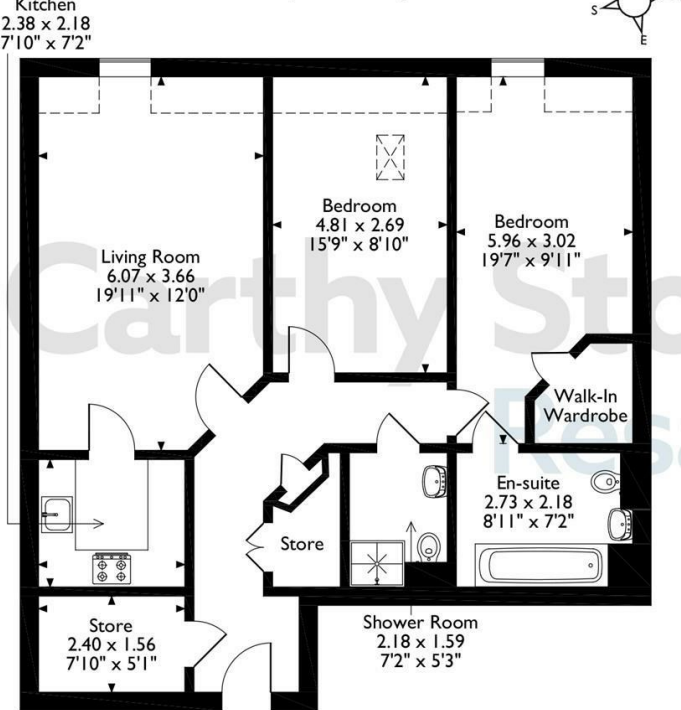


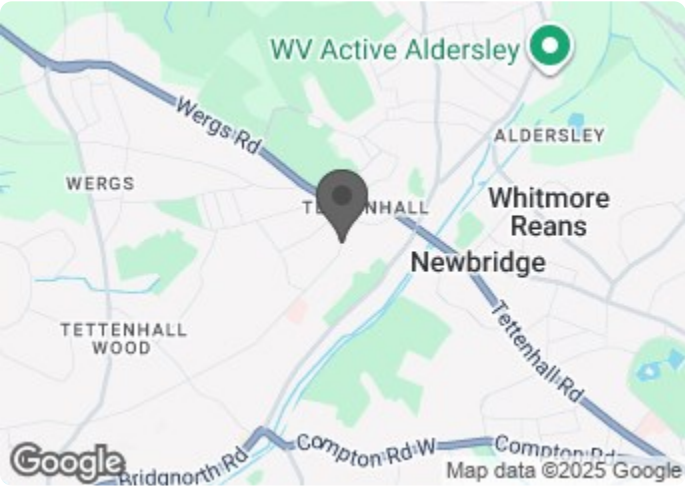
Bluebell Court, Flat 23, High Street, Wolverhampton
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



23 Bluebell Court

High Street, Wolverhampton, WV6 8QW



Offers in the region of £285,000 Leasehold

****A well presented TWO BEDROOM RETIREMENT APARTMENT****

McCarthy Stone Resales are delighted to offer this HIGHLY DESIRABLE TWO bedroom apartment situated on the SECOND floor of our PRESTIGIOUS Bluebell Court development. McCarthy Stone Retirement Living for over 60's

The accommodation briefly comprises of a welcoming entrance hallway, spacious lounge/diner. Modern fitted kitchen with appliances. Two Double Bedrooms, master bedroom with walk in wardrobe and bathroom ensuite. Separate shower room.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Bluebell Court, High Street, Tettenhall, Wolverhampton

Bluebell Court

For those looking to move to Tettenhall, you can really enjoy the best of both worlds - picturesque charm with modern convenience. It is arguably the most desirable residential suburb of Wolverhampton, with two village greens and ample rural beauty. Bluebell Court is situated in a great location, only a short distance from local amenities, including a supermarket, post office, bank and doctors.

The development is located within Tettenhall Conservation area, less than half a mile from Smestow Valley Nature Reserve. The reserve provides picturesque walks through meadows and woodland, with an abundance of wildlife – perfect for nature lovers. Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home.

You can relax, knowing that there’s a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who’s calling for you before letting them in.

Retirement Living

Retirement Living is the perfect blend for many buyers. You will have your own beautiful and spacious apartment, situated close to local amenities and transport links, with a roomy on-site social lounge if you feel like spending time with your neighbours. Best of all, we take care of all the gardening and maintain the outside of your property – meaning you can devote more of your time to doing the things you most enjoy.

Moving Made Easy

Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Security door entry system with intercom and emergency pull intercom. Doors lead to the kitchen, bedrooms, living room and shower room.

Living Room

A well-proportioned living room. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Large double glazed window. Freestanding Washer/Dryer and dishwasher.

Master Bedroom

A good sized double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. A double glazed window. Door to the bathroom ensuite.

Ensuite

The master bedroom has the convenience and luxury of a bathroom ensuite. Being fully tiled and comprising of a paneled bath with shower over, vanity unit wash hand basin, WC with concealed cistern, heated towel, emergency pull cord.

Bedroom Two

A second double bedroom offering a variety of uses. Ceiling light, TV and phone point. A double glazed window.

2 bed | £285,000

Shower Room

A fully tiled shower room with shower cubicle, vanity unit wash hand basin, WC with concealed cistern, heated towel, emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge £5,537.27 for financial year ending 31/09/26.

Lease Information

Lease: 125 years from the 1st June 2015
Ground rent: £495 per annum
Ground rent review: 1st June 2030

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

