



## 58 CORFTON DRIVE WOLVERHAMPTON, WV6 8PE

OFFERS IN EXCESS OF £80,000  
**LEASEHOLD**

Two Bedroom retirement apartment located within Beechwood Court, an ideally positioned retirement complex towards the head of a quiet cul-de-sac in the heart of desirable Tettenhall Wood. Available with No Onward Chain the property is positioned on the second floor with lift access, and comprises entrance hall, living room, kitchen, two double bedrooms and shower room. The development benefits from the services of a house manager, 24 hour emergency pull cord system, communal lounge, laundry and drying room, residents parking and lift access.





## 58 CORFTON DRIVE

• TWO BEDROOMS • OVER 60's • HIGHLY  
SOUGHT AFTER LOCATION • CONVENIENT FOR  
TETTENHALL VILLAGE • BEAUTIFULLY MAINTAINED  
GARDENS • RESIDENT AND VISITOR  
PARKING • COMMUNAL LOUNGE • NO ONWARD  
CHAIN



### ENTRANCE HALL

Electric heater, loft access hatch, useful airing cupboard and doors to:

### LIVING ROOM

17'2" x 13'0" max

Double glazed bay window, electric heater, large storage cupboard and feature fireplace.

### KITCHEN

9'1" x 6'3"

Double glazed window, tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for a cooker and fridge.

### BEDROOM ONE

14'0" x 9'10"

Double glazed window, electric heater and built in wardrobes.

### BEDROOM TWO

9'9" x 8'9"

Double glazed window, electric heater and built in storage cupboard.

### SHOWER ROOM

Tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and shower tray with shower above.

### OUTSIDE

Beechwood Court stands in a private and secluded position with immaculately maintained gardens There are additional areas for residents parking and visitor parking.

### COUNCIL TAX BAND

Wolverhampton City Council - Band C

### SERVICES

We understand that mains water, electricity and drainage are available.

### ADDITIONAL INFORMATION

The agent understands that there is currently a grant of probate outstanding.

### TENURE

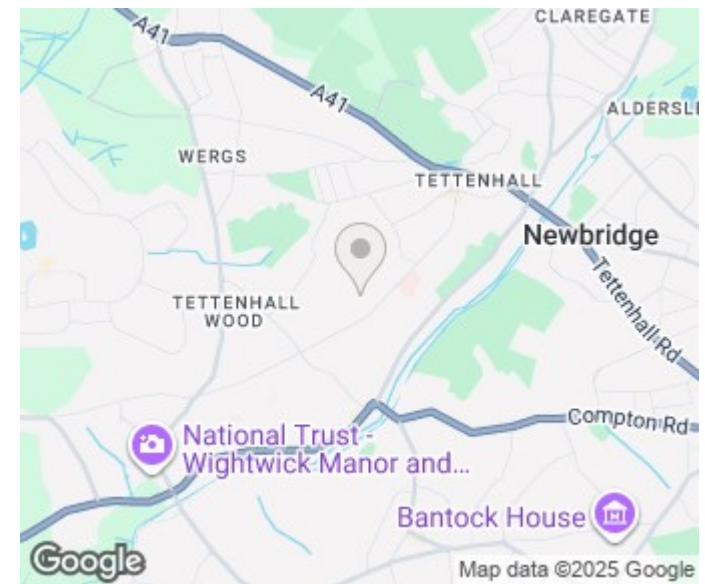
Leasehold. 125 year lease from 01.08.1988. We are advised that the present annual

service/maintenance charge is £3549.00 and the present annual ground rent is £549.12

## 58 CORFTON DRIVE



## Second Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      | 74                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements