



## 8 BLUEBELL COURT HIGH STREET WOLVERHAMPTON, WV6 8QW

OFFERS IN THE REGION OF £270,000  
LEASEHOLD

Impressive first floor retirement apartment in a picturesque setting which is within easy walking distance of Tettenhall Village centre and Upper Green. Well appointed throughout, the property comprises hallway with utility cupboard off, living room, fitted kitchen, master bedroom with en-suite bathroom, further double bedroom and shower room.

Bluebell Court is designed for residents over 60 years of age and has the benefit of a house manager, 24/7 call service, lift facilities and attractive communal areas including residents lounge and gardens.



SANDERS WRIGHT & FREEMAN

# 8 BLUEBELL COURT HIGH STREET

- TWO BEDROOM RETIREMENT APARTMENT • WALKING DISTANCE TO TETTENHALL VILLAGE • PICTURESQUE SETTING • EN-SUITE TO MASTER BEDROOM • FITTED KITCHEN • PLEASANT COMMUNAL GARDENS



## HALLWAY

## UTILITY CUPBOARD

Shelving and plumbing for a washing machine.

## LIVING ROOM

17'4" x 12'0"

Double glazed doors to Juliette balcony and a doorway to the kitchen.

## KITCHEN

7'10" x 7'0"

Part tiled walls, tiled floor and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Integral appliances include fridge freezer, oven and 4 ring hob.

## BEDROOM ONE

17'2" max x 9'10"

Double glazed window, doorway to the en-suite bathroom and a walk in wardrobe with fitted rails.

## EN-SUITE BATHROOM

Tiled walls, fitted linen cupboard and suite comprising low level w.c, wash nand basin and panelled bath.

## BEDROOM TWO

13'9" x 8'10"

Double glazed window, fitted double wardrobes and store cupboards.

## SHOWER ROOM

Tiled walls, tiled floor, electric radiator and suite comprising low level w.c, wash hand basin with mixer

tap and shower enclosure.

## TENURE Leasehold

The property is leasehold with a lease term of 125 years from 1st June 2015.

The annual service charge is understood to be £4862.72 and the ground rent £495 per annum. A parking permit is available at a cost of £250 per annum

Any interested party should confirm all charges and lease details with their legal representative prior to purchase.

## COUNCIL TAX

Wolverhampton City Council - Tax Band E

## SERVICES

The agent understands that mains electricity, water and drainage are available.


## ADDITIONAL FACILITIES

## 8 BLUEBELL COURT HIGH STREET



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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