



17 WIGHTWICK COURT

WOLVERHAMPTON, WV6 8HF

OFFERS IN THE REGION OF £199,950
LEASEHOLD

Spacious two bedroom apartment set within the picturesque grounds of Wightwick Court, a gated development in one of the city's most sought after locations. Available with No Onward Chain the impressive accommodation features a large open plan living area with elevated views of the gardens to the rear, fitted kitchen, utility, bedrooms with fitted wardrobes, and a shower room. The gated car park provides allocated parking and access to a garage.



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- NO CHAIN • GATED DEVELOPMENT IN PICTURESQUE GROUNDS • SPACIOUS OPEN PLAN LIVING AREA • ELEVATED VIEWS OF GARDENS TO REAR • GARAGE • KITCHEN WITH FITTED APPLIANCES • TWO DOUBLE BEDROOMS WITH FITTED WARDROBES • UTILITY



ENTRANCE HALL

Two useful store cupboards, doorway to the open plan living area.

OPEN PLAN LOUNGE / DINING ROOM

18'2" x 14'9"

Double-glazed window to the rear offering elevated views across the gardens, radiator and an opening through to the kitchen.

KITCHEN

9'8" x 8'2"

Double-glazed window, tiled floor, 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, electric oven, four ring hob, and dishwasher.

UTILITY

7'0" x 3'10"

Double-glazed obscure window, tiled floor, heated towel rail, fitted cupboards, plumbing for a washing machine and space for a dryer.

BEDROOM ONE

11'11" x 11'7" to wardrobe

Double-glazed window overlooking the rear gardens, radiator, wall length fitted wardrobes with sliding mirror doors.

BEDROOM TWO

11'10" x 8'8" to wardrobe

Double-glazed window, radiator, fitted wardrobes with sliding doors.

SHOWER ROOM

Double-glazed obscure window, tiled floor, heated towel radiator, suite comprising low-level w.c, sink with vanity unit beneath, and shower enclosure.

OUTSIDE

The development is accessed via security gates to a large car park with allocated resident and visitor parking spaces.

Set within picturesque mature grounds, there is a large communal lawned garden to the rear providing a most pleasant outlook for the property.

TENURE Leasehold

The property is leasehold with a 999 year lease from 19th October 2010. We understand the annual service charge is £2,390.00 per annum and that the owner occupiers of Wightwick Court are also shareholders in the Wightwick Court management company.

COUNCIL TAX

Wolverhampton City Council - Tax Band C

SERVICES

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

BROADBAND

Ofcom checker shows Standard and Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

FURNITURE

The property is available furnished via separate negotiation.

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Ground Floor



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



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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