



8 Clock Gardens Stockwell Road, Tettenhall, Wolverhampton, WV6 9PS

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A spacious two-bedroom first floor apartment providing well-appointed accommodation within the sought-after area of Tettenhall.

LOCATION

Clock Gardens stands within the heart of Stockwell End which has always been considered to be one of the most prestigious and sought after addresses in the Wolverhampton conurbation. The development occupies an idyllic position alongside the Upper Green and is well screened by surrounding trees and shrubs which help to secure privacy and seclusion.

DESCRIPTION

Clock Gardens itself is a gated development which has been designed to blend in well with the local, period architecture of Old Tettenhall with gables and turrets the building providing a fine architectural detailing. Each of the apartments within the development is constructed and planned to a meticulous standard with well - proportioned accommodation.

Designed exclusively for the over 55's the apartments provide peaceful and quiet abodes within which to enjoy retirement years and the scheme provides the ideal lock up and leave lifestyle home. The communal lounge provides a social area with tea and coffee making facilities and doors to the communal gardens. The properties benefit from gas fired combination boilers, double glazing and have satellite connection.

ACCOMMODATION

A Composite front door opens into the large ENTERANCE HALL with integrated ceiling lights and a cupboard offering ample storage space. The LOUNGE is a spacious room with a double-glazed window to the side and double-glazed French doors open onto the balcony with charming views of the well- maintained grounds below. A glazed wooden door follows to the KITCHEN housing a range of wall and base high gloss mounted units, fitted with Earthstone surfaces, under unit lights, stainless steel sink, a range of integrated appliances including an oven, electric four ring hob with splash back and stainless steel extractor fan over the top, microwave, fridge freezer , dish washer, tiled flooring and a double glazed window to the side elevation, there is a door to the UTILITY with wall and base mounted units and fitted work surface, tiled flooring and an integrated Neff washer/dryer

The PRINCIPAL BEDROOM SUITE is a light room with a double-glazed window to the front and side elevation, a DRESSING ROOM with a range of fitted wardrobes, with hanging rails, shelving and draws and an EN-SUITE with WC, vanity unit with hand basin, and cupboards below, mirror with sensor lighting, panelled bath with waterfall shower and separate hose, shower screen, part tiled walls and a chrome heated towel rail. BEDROOM TWO comprises a double room with a large double-glazed window overlooking the rear grounds. The SHOWER ROOM is fitted with a WC, vanity unit with hand basin and cupboards below, mirror with sensor lighting, shower cubicle with waterfall shower and separate hose, part tiled walls, tiled flooring, and a chrome heated towel rail.

OUTSIDE

The building stands on an admirable plot, surrounded by impressive, landscaped grounds. Each apartment benefits from an allocated parking space with further visitors parking available and a cycle store.

LEASE DETAILS

The property is held on a 999 year lease from 1st June 2017. The service charge is currently levied at £355.01 pcm and there is a ground rent currently at £247.50 twice yearly.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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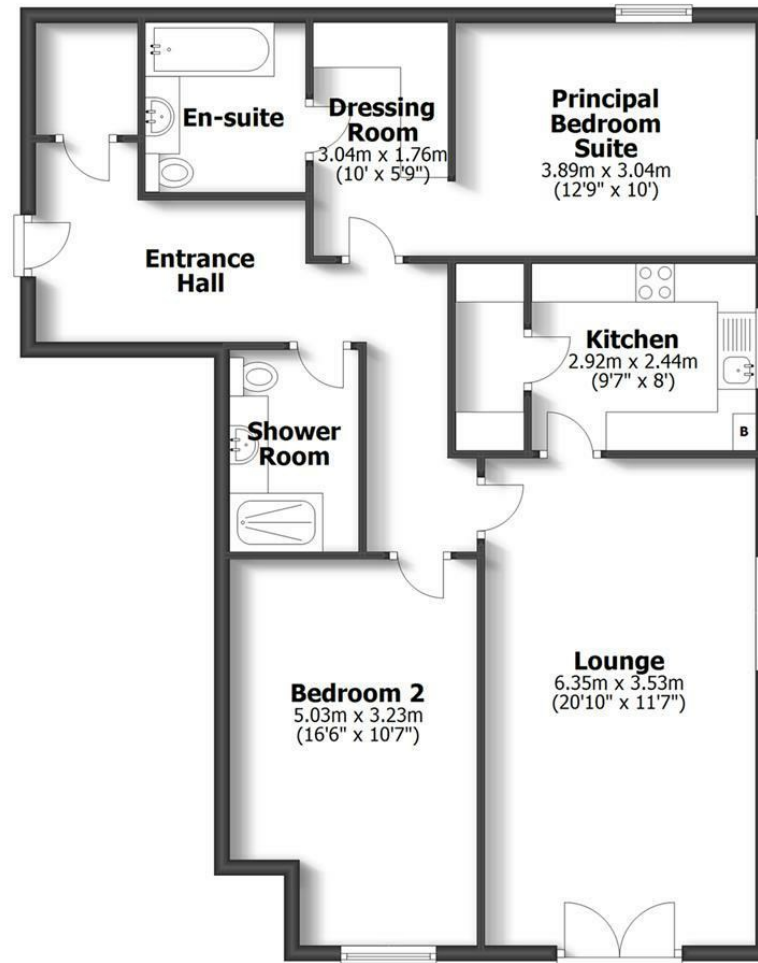
Offers Around
£265,000

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



8 Clock Gardens Stockwell End, Tettenhall



First Floor

TOTAL: 91.8sq.m. 988sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

