



45 The Beeches, Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

BERRIMAN
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A superb, freehold single storey residence providing fine accommodation standing in one of the best positions on the fringes of a retirement development which stands close to the heart of Tettenhall Village.

LOCATION

The Beeches is a purpose-built retirement development and is one of the finest type within the Wolverhampton conurbation. The wide-ranging local amenities provided by Tettenhall Village centre are nearby, together with the picturesque open spaces of the Upper Green and there is easy traveling to the City Centre itself.

The Bungalow stands in a superb position within the development being discreetly tucked away with a delightful outlook over the communal grounds.

DESCRIPTION

45 The Beeches is a single storey semi-detached property which benefits from step free access and well-proportioned accommodation. The bungalow benefits from a well-appointed kitchen, lounge and two bedrooms. There is electric night storage heating and double glazing.

There is a management company which is responsible for all external maintenance including the maintenance of the grounds and in case of emergency there is a fully maintained alarm system which connects the property to a central control which is managed 24 hours a day. The grounds are illuminated at night for security and safety and because this is a retirement development there is a requirement that the purchaser should be over 55 years of age.

ACCOMMODATION

A PORCH with a panelled front door which opens to the HALL with a recessed display unit with shelving and cupboard beneath, access to roof space, useful cloaks and storage cupboard. The LOUNGE is a good size with wall mounted glass framed display cabinet with cupboard beneath and a feature fireplace, double doors open into BEDROOM TWO / DINING ROOM with a rear window. The KITCHEN has a range of wall and floor cupboards with laminated working surfaces, a four ring hob and double oven, fridge and freezer, plumbing for a washing machine, a double gazed window to front and side elevation and part tiled walls.

BEDROOM ONE is a good double room in size with a range of fitted wardrobes, a dressing table and a double glazed window to rear. The SHOWER ROOM has been reappointed to create a wet room with tiled walls, a shower area, WC and wall hung wash basin, an electric panel heater and a window.

OUTSIDE

The property benefits from an allocated parking space. There are communal grounds with sweeping lawns, well stocked and maintained bed and borders which create a pleasant outlook.

SERVICE CHARGE

There is a service charge payable which includes alarm maintenance, maintenance of the grounds, external window cleaning, cleaning of the gutters, general estate upkeep, external decoration and buildings insurance. Service charge is £2,668.22 per annum.

We are informed by the Vendors that mains water and drainage are connected and the heating is electric.

COUNCIL TAX BAND D – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows two of the four main providers cover the area inside and all four cover the area outside

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£195,950

EPC: E

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.



45 The Beeches Tettenhall



Ground Floor

TOTAL: 56.7sq.m. 610sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

