



37 Beechwood Court, Corfton Drive, Tettenhall, Wolverhampton, WV6 8PE

**BERRIMAN**  
**EATON**

# 37 Beechwood Court, Corfton Drive, Tettenhall, Wolverhampton, WV6 8PE

A well located two bedroom apartment standing in a highly regarded retirement development for the over 55's close to the centre of Tettenhall Village.

## LOCATION

Beechwood Court lies just off Corfton Drive within easy reach of Tettenhall Village centre with its comprehensive range of shopping facilities. Regular bus services run along Wood Road and the further amenities afforded by Tettenhall Wood, the Compton Shopping Centre and Wolverhampton City Centre itself are all within easy reach.

## DESCRIPTION

37 Beechwood Court is a first floor apartment with well-proportioned and well planned accommodation with a delightful aspect over the communal gardens. Beechwood Court is served by a passenger lift.

The development is an ideal retirement property and benefits from the services of a house manager, 24 hour emergency pull cord system, a communal lounge, a communal laundry and drying room, residents parking and guest apartments which can be booked for visiting family or friends. Beechwood Court, which is entirely wheelchair friendly, is surrounded by well-maintained communal grounds and gardens providing delightful external areas.

## ACCOMMODATION

A door opens into the HALL with coved ceiling and a storage cupboard with hanging rail and shelving. The LOUNGE is a good size with ample space for both dining and seating with a double glazed window, coved ceiling, wiring for wall lights, an electric fire set in a formal surround and a large storeroom housing the water heater which was fitted in approximately 2022 with shelving and a light. The KITCHEN has a range of wall and base units with roll top working surfaces, a stainless steel sink and drainer with a double glazed window over, space for a cooker, fridge and a freezer, tiled walls and coved ceiling.

BEDROOM ONE is a good size double room with coved ceiling, built in wardrobes and a double glazed window. BEDROOM TWO is also double in size with a double glazed window overlooking the communal gardens, built in wardrobe, coved ceiling and wiring for wall lights. The SHOWER ROOM has a double shower cubicle with grab rails and seat, WC, vanity unit with wash basin and cupboards beneath, tiled walls, integrated ceiling lighting, heated ladder towel rail and a Dimplex heater.

## OUTSIDE

Beechwood Court stands in a delightful, secluded position amidst extensive, communal and sweeping lawns with well stocked beds and borders. There is ample parking for residents and visitors.

## SERVICE CHARGE

The property is held on a lease of 125 years from the 1st of August 1987 thus having approximately 88 years unexpired.

There is a service charge payable which is currently £3,992.54 per annum which covers internal communal area decoration and cleaning, external decoration, grounds maintenance, communal laundry, buildings insurance, two guest suites and a lift. There is a ground rent of £549.12 per annum.

We are informed by the Vendors that mains water and drainage are connected and the heating is via electric storage heaters  
COUNCIL TAX BAND C – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is LEASEHOLD.  
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows the four main providers are likely to cover the area externally with limited coverage inside  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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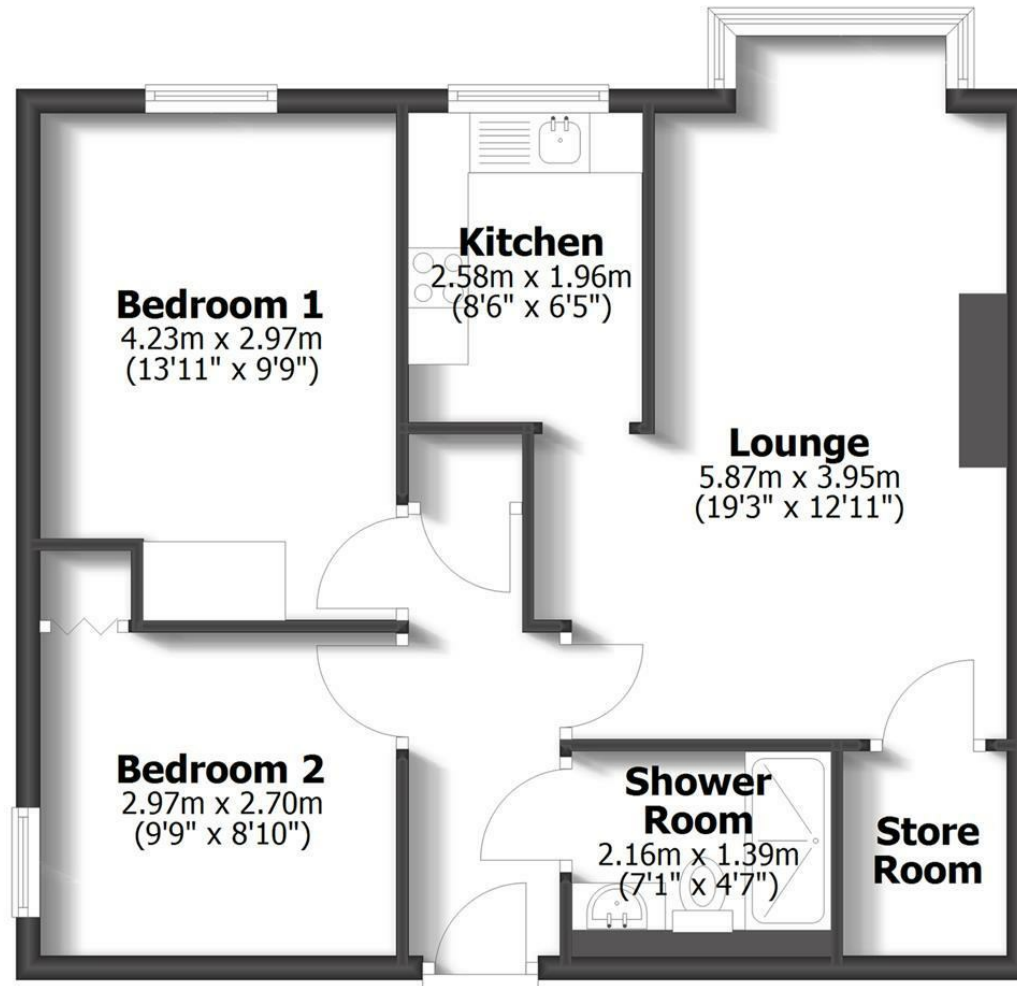
Offers Around  
£129,950

EPC: C

**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.



## 37 Beechwood Court Tettenhall



**Ground Floor**

**TOTAL: 57.9sq.m. 623sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

