



37 Milestone Court, Lime Tree Avenue, Tettenhall Wood, Wolverhampton, WV6 8HB

BERRIMAN
EATON

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A well-appointed, first floor apartment forming part of a purpose built development in a highly regarded and sought after address. The apartment provides well-proportioned and well-presented accommodation throughout.

LOCATION

The Development stands in Lime Tree Avenue which is located just off Mill Lane on the Tettenhall Wood / Wightwick borders in a highly regarded and much sought after address.

The wide ranging local facilities afforded by Tettenhall Village, Tettenhall Wood and the Compton Shopping Centre are all within particularly easy reach and there is convenient travelling to Perton and the City Centre itself.

DESCRIPTION

37 Milestone Court is on the first floor and offers two bedrooms alongside an open plan reception room with ample space for both seating and dining and modern kitchen and bathroom suites. The property benefits from double glazing and gas central heating and has a private garage and the added benefit of communal gardens.

ACCOMMODATION

A communal entrance door leads to the stairs to the first floor with a door opening into the HALL with two good size storage and cloaks cupboards. There is an open doorway to the KITCHEN with a range of contemporary wall and base units with roll top working surfaces, one and a half bowl sink and drainer, integrated double oven, four ring electric hob, integrated washing machine, integrated fridge freezer, tiled walls and a double glazed window over the communal gardens. There is an excellent size LOUNGE with a large double glazed picture window overlooking the communal gardens, coved ceiling, electric fire and an open doorway to the DINING ROOM with coved ceiling and a picture window to the front of the property.

The rear hall leads to the PRINCIPAL BEDROOM which is a good size double room with a double glazed window over the communal gardens. BEDROOM TWO is also a good size with a double glazed window. The BATHROOM has a walk in bath with shower over, vanity unit with cupboards, drawers and sink, tiled walls, tiled floor, an obscured double glazed window and a WC separated by a partition wall with an obscured double glazed window.

OUTSIDE

The property benefits from a GARAGE with an up and over door, there is residents parking and communal gardens.

LEASE

We are advised that the property is held on a 125 year lease from the 1st of January 2011.

We understand that the service charge is £1,320 per annum and the ground rent is peppercorn.

We recommend that you arrange for your solicitor to verify this information.

We are informed by the Vendors that all mains services are connected.

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 and Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to 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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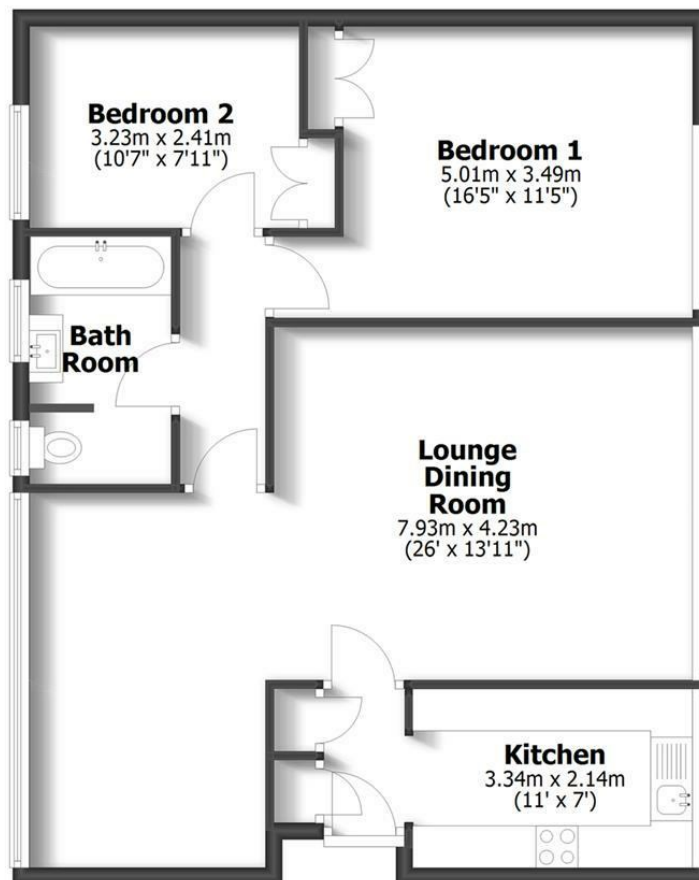
Offers Around
£169,950

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 Milestone Court Tettenhall Wood



Ground Floor



TOTAL: 78.7sq.m. 847sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

