



6 Eynsham Court, Clifton Road, Stockwell End, Wolverhampton, WV6 9AR

BERRIMAN
EATON

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An outstanding apartment situated in an exclusive address in one of the most sought after apartment developments within the Wolverhampton conurbation with exceptionally spacious accommodation and glorious views across the city

LOCATION

Eynsham Court stands in the heart of Stockwell End which is one of the most prestigious suburbs within the area. The development lies within easy walking distance of Tettenhall Village with its comprehensive range of good local amenities together with the picturesque open spaces afforded by the Upper Green.

The city centre itself is within easy reach and regular public transport services run from Tettenhall.

DESCRIPTION

6 Eynsham Court is an impressive first floor apartment with exceptionally elegant and well proportioned living accommodation of much note.

Eynsham Court has always been renowned for the flexibility of the living accommodation with the potential for one of the rooms to be used as either a third bedroom or a second sitting room in conjunction with the drawing room, dining room, kitchen, two bedrooms and two bath / shower rooms.

The apartment benefits from double glazing, gas fired central heating, and well appointed kitchen and bathroom suites together with two balconies providing delightful external areas.

ACCOMMODATION

Stairs from the communal reception hall together with a passenger lift rise to the first floor landing with two useful, secure store cupboards and a panelled front door opening into the HALL with a double glazed window overlooking the gardens, coved ceiling and an open, corbelled arch into the DINING ROOM which is a superb formal reception space with ceiling coving and an open, corbelled arch into the DRAWING ROOM which is an excellent reception space with a decorative, marble fireplace, a wide bank of fitted display shelving and cupboards, ceiling coving and two sets of double glazed patio doors opening onto a WIDE BALCONY with magnificent views across St Michael's Church on the Lower Green towards the city and beyond. There is a SITTING ROOM with a double glazed rear window and built in cloaks cupboards / wardrobes with cupboards above which could also be used as a third bedroom should buyers so wish. A SECOND HALL with two storage cupboards with shelves above has a secondary entrance door and a glazed door from the dining room leads to the KITCHEN with a comprehensive range of cupboards, an inset Zanussi electric hob with filtration unit above, a built in Zanussi electric oven, a built in Zanussi microwave and integrated Bosch fridge and freezer, plumbing for a washing machine and dishwasher, space for a dryer, space for a breakfast table and double glazed side windows and French door to the SECOND BALCONY.

An INNER HALL has a range of fitted wardrobes, a boiler cupboard with water softener and a linen cupboard and a door to the PRINCIPAL SUITE with a double bedroom with a double glazed window to the front, a wide bank of fitted wardrobes with a coordinating chest of six drawers together with a matching knee hole dressing table with a chest of three drawers to one side, coved ceiling and a door to a well appointed shower room with a corner shower, WC and pedestal basin, half tiled walls, obscured glass double glazed window to the front and a shaver point. There is a SECOND DOUBLE BEDROOM with a built in double wardrobe, double glazed window to the front and coved ceiling and a BATHROOM with a fitted suite of a panelled bath, WC and pedestal basin together with a fully tiled shower cubicle, tiled walls, an obscured glass double glazed window and a heated towel rail radiator.

OUTSIDE

6 Eynsham Court benefits from ALLOCATED RESIDENTS' PARKING and a GARAGE with a remote controlled door and electric light in a detached block and there is provision for VISITORS PARKING for the development.

There are COMMUNAL GARDENS with tended lawns with planted beds and borders and there are outstanding views to the rear.

LEASE DETAILS

The property is held on a lease for a term of 999 years from 24th June 1972. We are informed that there is a service charge payable which currently amounts to £1,000 per quarter. Each leaseholder has a share of the Management Company which holds the Freehold. Due to the lift needing replacement an additional £1,250 per quarter will be payable for 2 years from Q3 2025.

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

COUNCIL TAX BAND F – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

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

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

The long term flood defences website shows very low with the chance of that changing to low between 2040 and 2060

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

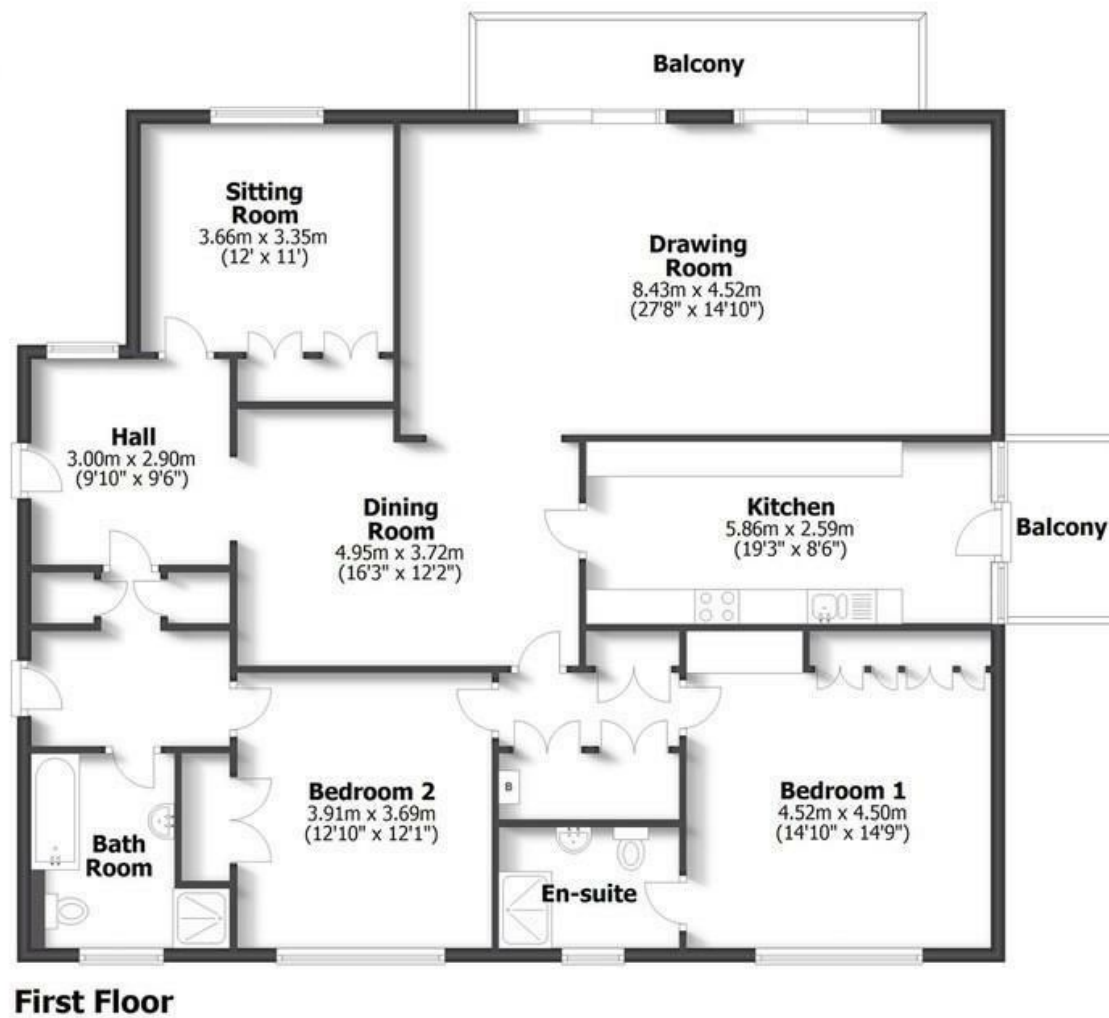
Offers Around
£525,000

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.



6 EYNHAM COURT CLIFTON ROAD, STOCKWELL END



TOTAL: 159.8sq.m. 1720sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

