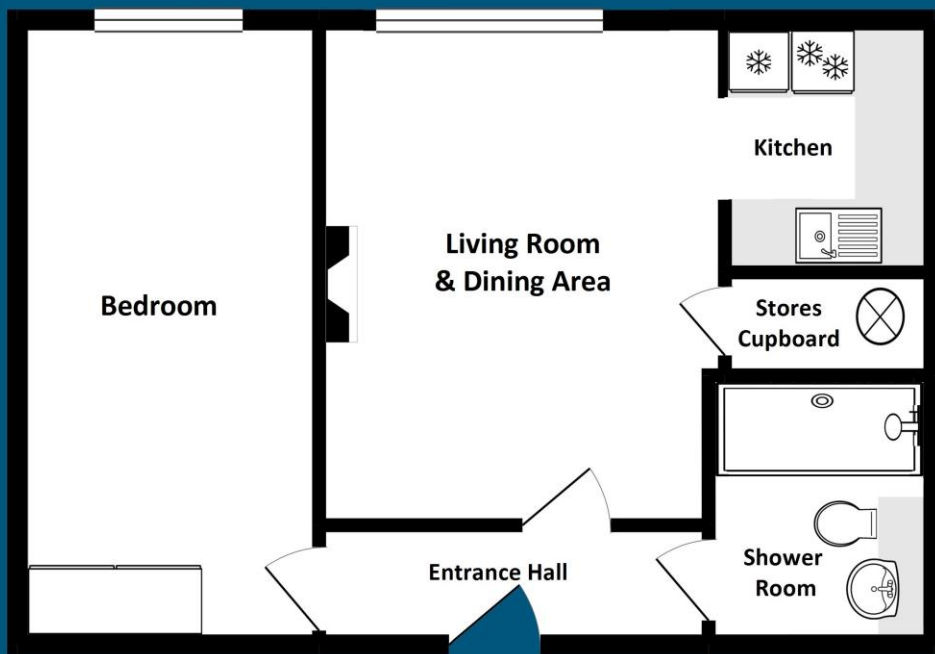




40 Beechwood Court

THOMAS HARVEY
ESTATE AGENTS



First Floor

Total Floor Area: 463sq feet (43.0sq metres)

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

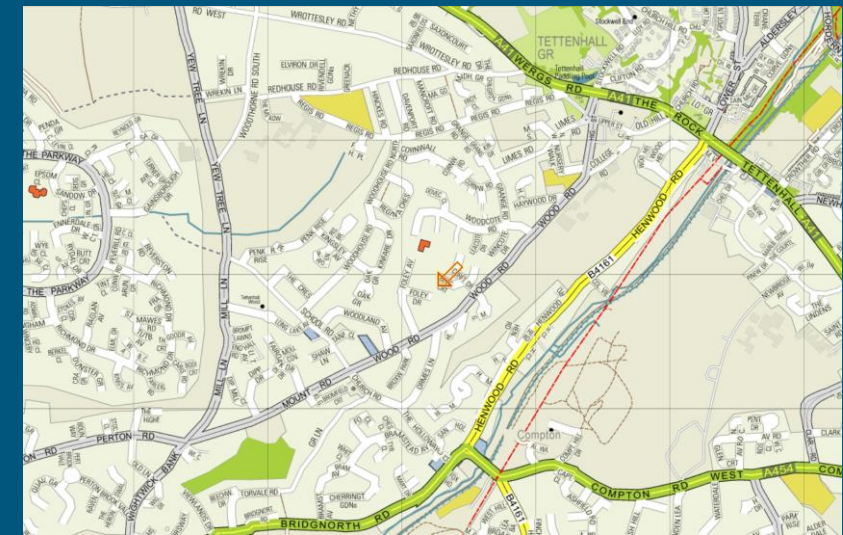
Purchase Price: £84,950

Occupying a choice position in one of the most sought after locations in Tettenhall and within walking distance of Tettenhall Village this well-designed first floor apartment is an excellent example of its type in a modern development of retirement apartments.

The attractive living accommodation has been recently fitted with new carpets & flooring, new neutral décor throughout and a well appointed kitchen & bathroom. The accommodation includes entrance hall, refitted shower room, bedroom with built in wardrobe, charming living room with dining area and archway to kitchen.

Constructed to a well-planned design this most impressive development has the benefit of lift facilities, resident manager, 24hr emergency pull-cord system, well-appointed communal lounge with outdoor terrace overlooking the delightful gardens, library facilities, washing and drying room, *dedicated residents only parking spaces* and guest rooms which can be booked for visiting family or friends.

Ideal for purchasers requiring a property, ready to just move into, 40 Beechwood Court is also designed to utilise the maximum space, providing practical living accommodation, which has the benefit of double glazing and electric storage heating.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Well Designed One Bedroom First Floor Flat in Retirement Development

Entrance Hall: Front door, intercom system, convector heater and coved ceiling.

Shower Room: 6'1" (1.87m) x 6'6" (2.00m)

Fitted with a smart white suite with double shower cubicle, vanity unit with recessed WC, heated towel rail, tiled walls, wall mounted mirror, vinyl flooring and extractor fan.

Living Room: 11'6" (3.54m) x 14'4" (4.40m)

Marble fireplace and hearth with log effect electric fire, convector heater, wall light points, coved ceiling, large built in cloaks cupboard, double glazed window to front and archway to:

Kitchen: 7'3" (2.20m) x 5'11" (1.80m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards and drawers with matching worktops, coved suspended wall cupboards with display lighting under, recess for cooker with extractor hood over, space for fridge & freezer, coved ceiling, tiled splashbacks and vinyl flooring.

Master Bedroom: 17'7" (5.41m) x 8'6" (2.62m)

Convector heater, wall light points, built in mirrored wardrobes, coved ceiling and double glazed window to front.

Mature Landscaped Surrounding Gardens: Having various patio areas, large shaped lawns, variety of shrubs and trees, surrounding hedging and fencing.

TENURE:

Leasehold: 125 year lease from 01.08.1987

Ground Rent: £247.10 per ½ year

Service Charge: £1,590.98 per ½ year



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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