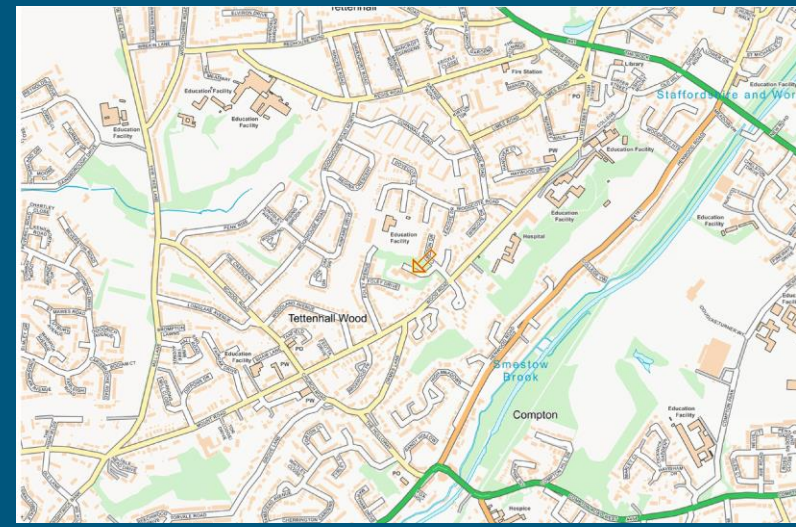




*24 Beechwood Court, Tettenhall*



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

**Asking Price: £85,000**

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

Well maintained over the years to provide a charming interior, ideal for purchasers requiring a property ready to just move into, this first floor apartment also has the benefit of Economy 7 electric storage heating and double glazing. The accommodation includes spacious entrance hall with built in cloaks/ utility cupboard, shower room, master bedroom with built in mirrored wardrobe, charming living room with marble style fire place and archway to the kitchen. Views from the living room and bedroom overlook the front aspect of the development.

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

Designed to utilise the maximum space and providing practical living accommodation the interior further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**T: 01902 758111**

**E: [properties@thomasharvey.co.uk](mailto:properties@thomasharvey.co.uk)**

**W: [www.thomasharvey.co.uk](http://www.thomasharvey.co.uk)**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**



# Well Maintained & Attractive One Bedroom First Floor Flat in Retirement Development

**Entrance Hall:** Front door, coved ceiling and walk in utility/ storage cupboard.

**Shower Room:** 6'7" (2.06m) x 5'3" (1.63m)

Fitted with a cream suite comprising corner shower cubicle, low level WC, vanity unit with tiled shelf, chrome heated towel rail, wall mounted electric heater, tiled walls, coved ceiling and tiled effect vinyl flooring.

**Living Room with Dining Area:** 19'8" (6.00m max) x 10'6" (3.20m)

Marble style fire place & hearth with decorative surround, convector heater, wall light points, coved ceiling, double glazed bay window to front and archway to:

**Kitchen:** 7'3" (2.22m) x 5'7" (1.70m)

Fitted with a matching suite of light units comprising stainless steel single drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, matching worktops, recess for both a cooker & fridge freezer, strip light, tiled walls, coved ceiling and laminate effect vinyl flooring.

**Bedroom One:** 14'1" (4.28m) x 8'9" (2.67m)

Built in mirrored double wardrobe, convector heater, wall light points, 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

**Leasehold Term:** 125 years from 01.08.1987

**Ground Rent:** £494.20 per annum

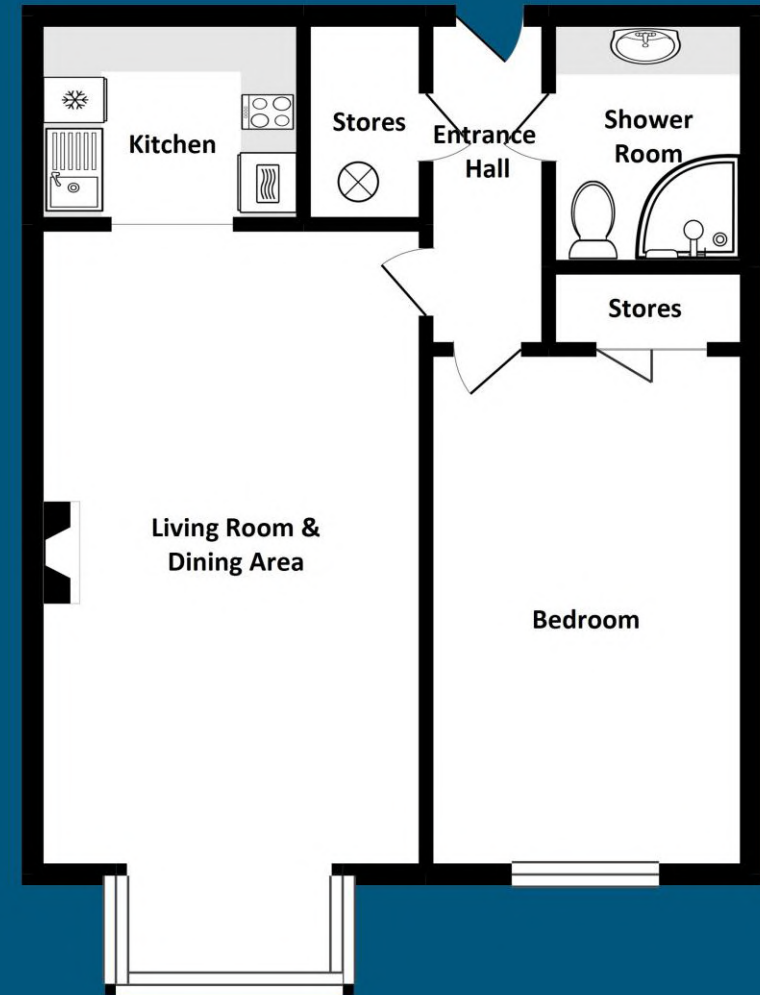
**Service Charge:** £3,293.52 per annum

**Council Tax:** Band B - Wolverhampton

**EPC Rating:** C

**Total Floor Area:** 454sq feet (42.2sq meters) Approx.

**No Upward Chain**



## First Floor

Total Floor Area: Approx. 454sq feet (42.2sq metres)

### 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.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.







