



*23 Bluebell Court, High Street*



# Most Impressive Two Bedroom Two Bathroom Second Floor Apartment in Recently Constructed Luxury Retirement Development In The Heart of Tettenhall Village

**23 Bluebell Court, High Street, Tettenhall, Wolverhampton, WV6 8QW**

**Asking Price: £285,000**

**Tenure: Leasehold**

**Leasehold Details: 125years from 01.06.2015**

**Ground Rent: £212.50 per half year**

**Service Charge: £405.23 per month**

**Council Tax: Band E - Wolverhampton**

**EPC Rating: B (83)**

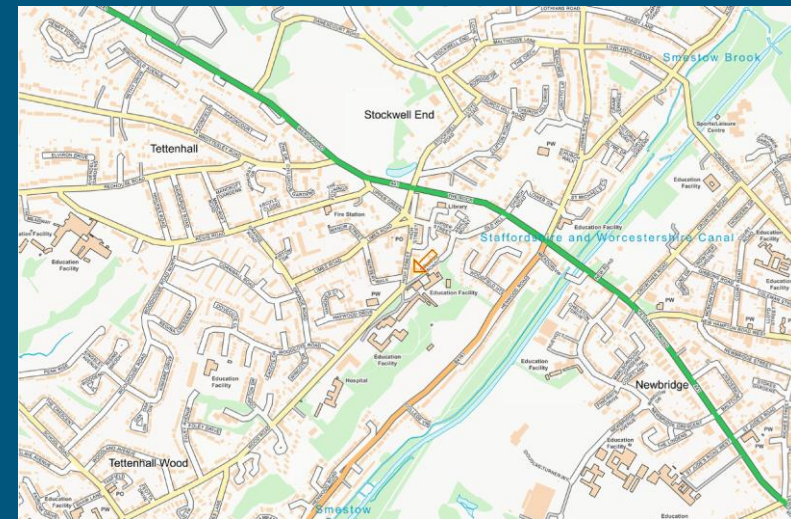
**Total Floor Area: 925sq feet (85.89sq metres) Approx.**

Occupying a choice position and located in the heart of Tettenhall Village, therefore extremely convenient for the amenities therein, this luxury apartment is located on the second floor of this modern retirement development constructed in only 2015 by McCarthy & Stone.

Having the use of underfloor heating and double glazing, the most attractive interior has been designed to provide a well-planned layout, utilising the maximum space with a host of quality fittings throughout. Situated at the front side of the development and therefore overlooking Tettenhall High Street, internal inspection is highly recommended to appreciate the charming interior. At approx. 925sq feet, the accommodation includes spacious entrance hall with built in cloaks cupboard & separate utility cupboard, a most useful stores room which could be used for a multitude of purposes i.e. study and a 20ft living room with dining area. The kitchen is fitted with a smart suite of matching laminate units and includes a range of built in appliances. From the hallway, access leads to the shower room and two double bedrooms with the master having a valuable walk in wardrobe and ensuite bathroom. A further feature of Bluebell Court is the enclosed attractive landscaped surrounding gardens which provide a most picturesque setting.

Designed for residents over 60s years of age, this most impressive development also has the benefit of lift facilities, resident manager, 24/7 Call System, communal facilities including residents lounge, gated parking, camera entry system and guest suite for visitors.

A first class example of its type and offered with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Built in large utility cupboard housing hot water heating system, separate meter cupboard, loft hatch and: **Large Storage Room: 7'10" (2.39m) x 5'1" (1.56m)**  
Could be used for a multitude of purposes i.e. home office.

**Living Room: 19'6" (5.96m) x 12' (3.66m)**  
Double glazed window to front.

**Kitchen: 7'11" (2.42m) x 7'1" (2.16m)**  
Fitted with a matching suite of light laminate units, a range of base cupboards and drawers with matching worktops, suspended wall cupboards with under lighting, stainless steel single drainer sink unit with chrome mixer tap, built in appliances include Hotpoint electric oven, built in fridge, freezer, plumbing for washing machine and dishwasher, part tiled walls, natural light tube, tiled flooring and extractor fan, Hotpoint four ring electric hob with stainless steel extractor hood over.

**Bedroom Two: 15'9" (4.79m) x 8'10" (2.69m)**  
Skylight to front.

**Shower Room:** Walk in shower enclosure with power shower, recessed WC, wall mounted pedestal wash hand basin, electric towel rail, tiled walls and flooring and extractor fan.

**Bedroom One: 19'6" (5.96m) x 10' (3.05m)**  
Double glazed window to front and walk in wardrobe / dressing room with shelving and rails.

**Ensuite Bathroom:** Fitted with a modern white suite comprising panelled bath with shower unit and screen, vanity unit, recessed WC, chrome heated towel rail, tiled walls and flooring and extractor fan.

#### 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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**Total Floor Area Approx.: 925sq feet  
(85.9 sq metres)**

