



19 Grosvenor Court, Wightwick

A Restyled & Well Designed Two Bedroom Second Floor Apartment Set In An Exclusive Development Just Off Mill Lane

19 Grosvenor Court, Lime Tree Avenue, Wightwick, Wolverhampton, WV6 8HB

Asking Price: £190,000

Tenure: Leasehold

Leasehold Term: 125 years from 1st January 2011

Service Charge: £330 (three hundred & thirty pounds) per quarter including ground rent

Council Tax: Band B – Wolverhampton

EPC Rating: D (58) No: 2160-2259-6070-5194-3701

Total Floor Area: 853sq feet (79.2sq metres) Approx.

No Upward Chain

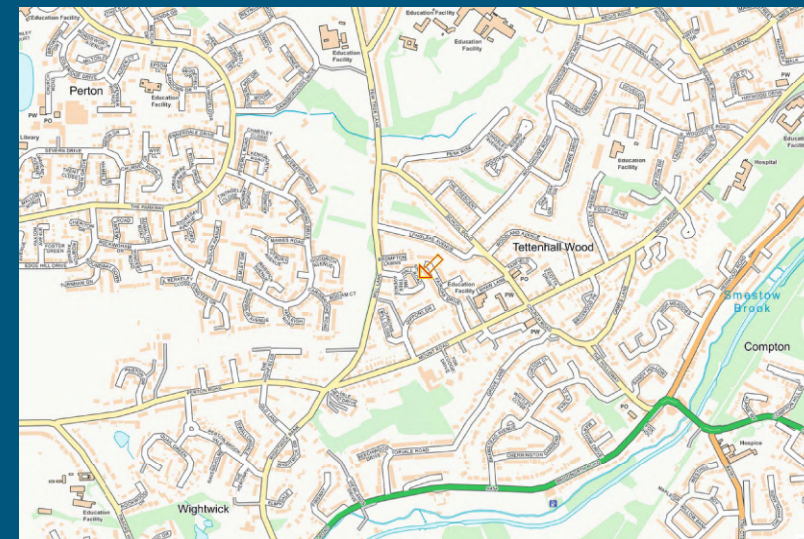
Services: We are informed by the Vendors that all main services are installed

Set in the exclusive development known as Grosvenor Court and situated just off Mill Lane on the border of Tettenhall Wood & Wightwick, this well designed & spacious apartment is located on the second floor of the building and enjoys stunning views over the mature landscaped surrounding gardens.

Designed to utilise the maximum space, the tastefully appointed interior has been restyled in recent years to create a most charming interior with a number of high quality fittings throughout including new shower room, quality carpets & flooring, fresh neutral décor and new double glazed windows.

Having the benefit of electric background heating, the accommodation at approx. 853sq feet includes entrance hall with built in double cloaks storage, well-appointed kitchen with a smart suite of matching units and an impressive 17ft open plan living room. Internal double doors lead to the separate dining room which could of course be used for a multitude of purposes i.e. home office etc. An inner hall leads to the newly fitted shower room and two bedrooms, both with built in double wardrobes. The surrounding grounds are an excellent aspect of the site with neatly shaped lawns, a variety of mature trees, residents parking and the use of an allocated garage in separate block at rear.

Situated in a most desirable area and within easy access of the majority of amenities, viewing is highly recommended to appreciate this excellent example of its type and ideal for purchasers requiring a delightful home, ready to just move into!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Internal hardwood door, laminate flooring and built in double storage cupboard.

Kitchen: 11'1" (3.38m) x 7ft (2.12m)

Fitted with a matching suite of cream units comprising stainless steel 1½ drainer sink unit with mixer tap, a range of base cupboards & drawers with matching laminate worktops, coved suspended wall cupboards, built in double oven with grill, 4-ring electric hob with extractor hood, plumbing for washing machine & dishwasher, recess for fridge freezer, part tiled walls, recessed ceiling spotlights laminate flooring and double glazed window to front.

Living Room: 16'3" (4.95m) x 13'10" (4.22m)

Storage heater, coved ceiling, recessed ceiling spot lights, internal door to hallway, double glazed picture window to front and internal glazed double doors lead to:

Dining Room: 14'5" (4.39m) x 10ft (3.05m)

Storage heater, coved ceiling, recessed ceiling spotlights and double glazed window to rear.

Inner Hall: Leads to shower room, bedrooms, living room and dining room.

Shower Room: 5'5" (1.70m) x 9'5" (2.92m)

Fitted with a luxury modern white suite comprising walk in double shower enclosure with power shower, vanity unit, recessed WC with storage, matching cabinet, chrome heated electric towel rail, recessed ceiling spotlights, laminate flooring, tiled walls and double glazed opaque windows to rear.

Bedroom One: 16ft (4.88m) x 11'4" (3.46m)

Built in double wardrobe, storage heater and double glazed window to front.

Bedroom Two: 11'9" (3.58m) x 7'10" (2.38m)

Built in double wardrobe, electric heater and double glazed window to rear.

Outside: The surrounding communal gardens are well maintained, being neatly landscaped to provide a most pleasant setting with residents parking and garage in separate block at rear. **Garage:** 15'5" (4.70m) x 8'6" (2.59m)

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.

















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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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