



30 Highgrove, Tettenhall



*An Attractive & Well Presented Two Bedroom Two Bathroom Cottage Style Retirement Property With The Benefit Of A Garage In The Centre Courtyard & Within Walking Distance Of Tettenhall Village!*

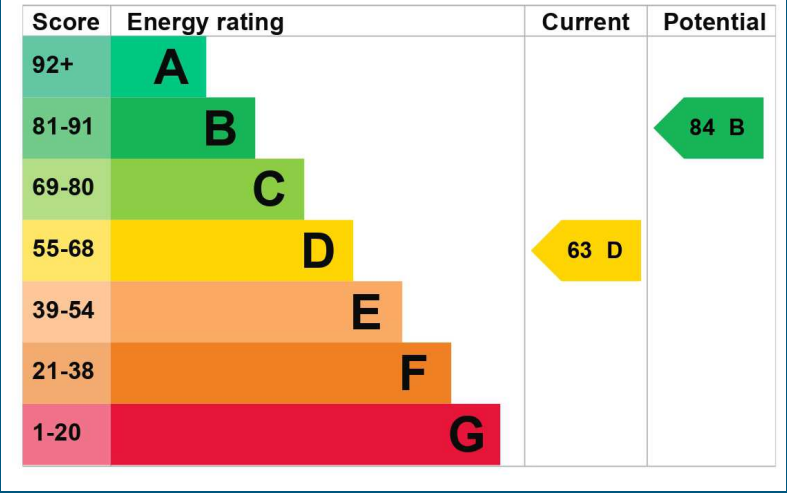
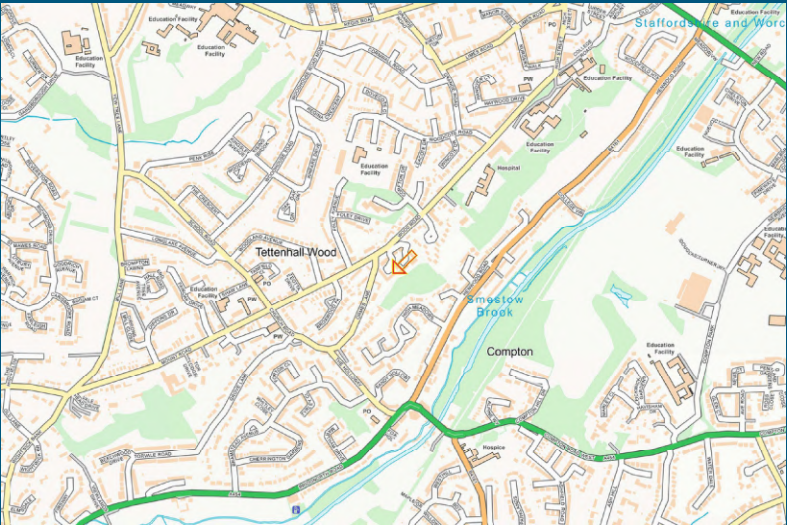
**30 Highgrove, Tettenhall, Wolverhampton, WV6 8LQ**  
**Asking Price: £240,000**

**Tenure:** Leasehold  
**Leasehold Details:** 150years from 31.03.2021. The length of lease is renewed with each new owner for a period of 150 years  
**Service Charge:** £1,004.88 per quarter  
**Council Tax:** Band E - Wolverhampton  
**EPC Rating:** D (63) No: 8261-7523-6820-9545-9992  
**Total Floor Area:** 905sq ft. (84.0sq.m.) Approx.  
**Garage in separate courtyard**  
**No Upward Chain**  
**Services:** We are informed by the Vendors that all main services are installed  
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**  
**Mobile:** Ofcom checker shows four main providers have limited coverage indoor and all four have likely coverage outdoor.

Set on the border of Tettenhall Wood & Tettenhall located on Wood Road, Highgrove is an exclusive development of retirement homes, offered for buyers over 55yrs old and set in approx. 4.5 acres of beautifully landscaped surrounding gardens with woodland to rear. Occupying a position on the south-east aspect of Highgrove and therefore enjoying a most scenic and green setting, No 30 is a cottage style property set over two storeys and designed to a well-planned layout, utilising the maximum space.

Restyled over the years to create a charming interior, having the benefit of gas central heating & double glazing, the interior includes entrance hall area, guest shower room/ cloakroom, an open plan living room with dining area and the kitchen is fitted with a traditional wooden suite. From the living room, the staircase (fitted with a stair lift) leads to the first floor where the landing has built in storage cupboards, modern shower room and two double bedrooms, both with built in wardrobes. The master bedroom also benefits from a walk in wardrobe which could be used for a multitude of purposes i.e. study area or stores room. The rear garden terrace has been mainly paved for low maintenance, whilst enjoying a wooded outlook and access leads onto the communal grounds. In the centre courtyard of the development is the use of an allotted garage and having a further parking space in front of the property.

A superb opportunity for purchasers requiring a property, ready to just move into, Highgrove offers the assistance of a management/ caretaker service, 24hr emergency pull cord system service, making this property perfect for buyers requiring the benefits of a retirement home yet an independent lifestyle. Convenient for the majority of amenities having facilities provided by Tettenhall Village and School Road which both are within walking distance. Not only is viewing highly recommended, No 30 is offered with no upward chain and further comprises:



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**Entrance Hall:** Hardwood glazed front door, coved ceiling and staircase to first floor.

**Shower Room: 6'5" (1.97m) x 3'4" (1.05m)**

Fitted with a coloured suite comprising low level WC, shower enclose with wall mounted electric shower, sink unit, radiator, part tiled walls, laminate effect vinyl flooring and opaque glazed circular window to front.

**Open Plan Living Room with Dining Area: 22'6" (6.86m) x 18'2" (5.54m)**

Adam style fireplace surround, two radiators, wall light points, period style coved ceiling, under stairs recess, double glazed window to front and matching patio doors to rear.

**Kitchen: 8'8" (2.64m) x 8'7" (2.62m)**

Fitted with a traditional suite of matching wooden units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, tiled splashbacks, suspended wall cupboards with lighting under, wall mounted gas fired central heating boiler, built in electric oven, 4-ring electric hob with extractor hood over, plumbing for washing machine, laminate effect vinyl flooring and double glazed door to rear with matching side windows.

**First Floor Landing:** Floor to ceiling built in storage cupboard, separate airing cupboard and loft hatch.

**Bedroom One: 14'5" (4.41m) x 13'3" (4.04m max)**

Built in double mirrored wardrobe, radiator, double glazed window to front and walk in wardrobe which could be used for a multitude of purposes i.e. study etc.

**Bedroom Two: 15ft (4.58m) x 9'11" (3.02m)**

Built in double mirrored wardrobe, radiator and double glazed window to rear.

**Shower Room: 7'8" (2.37m) x 6'4" (1.95m)**

Fitted with a white suite comprising walk in double shower with chrome overhead shower & separate handheld spray, vanity unit with storage & recessed WC, radiator, part tiled walls, laminate style vinyl flooring and double glazed opaque window to rear.

**Rear Garden Terrace:** At the rear of the property is paved courtyard with a variety of plants, water, surrounding fencing with access to the grounds of High Grove.

**Garage: 15'7" (4.79m) x 8'4" (2.56m)**

Up & Over garage door.

**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.

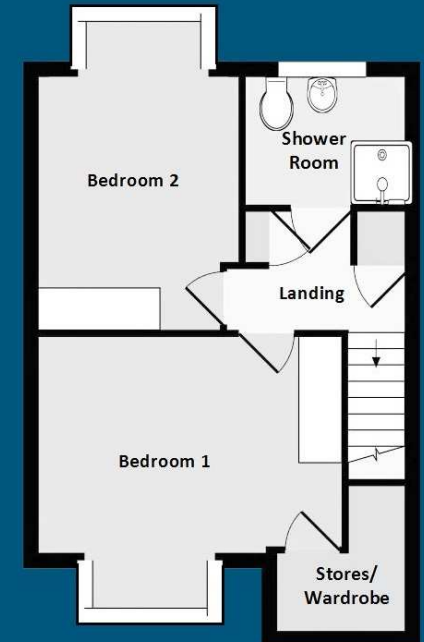
## Ground Floor

Approx.: 457sq.ft. (42.4sq.m.)



## First Floor

Approx.: 448sq.ft. (41.6sq.m.)



**Total Floor Area: 905sq.ft. (84.0sq.m.)**

**Approx. Not Including Garage.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate





**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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