



WALNUT DRIVE

2 Weller Court, Finchfield

A Charming Two Bedroom Two Bathroom First Floor Apartment In The Impressive 'Arts & Crafts' Style Development Known As Weller Court, Designed To Utilise The Maximum Space & Providing A Most Attractive Interior!

2 Weller Court, Walnut Drive, Finchfield, Wolverhampton, WV3 9EF

Asking Price: £175,000

Tenure: Leasehold

Term: 125 years from 01.10.2001

Ground Rent: £125 per annum

Service Charge: £855.00 every six months

Council Tax: Band D – Wolverhampton

EPC Rating: D (68) No: 2070-3049-1204-7475-6200

Total Floor Area: 895.6sq feet (83.2sq metres) Approx.

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

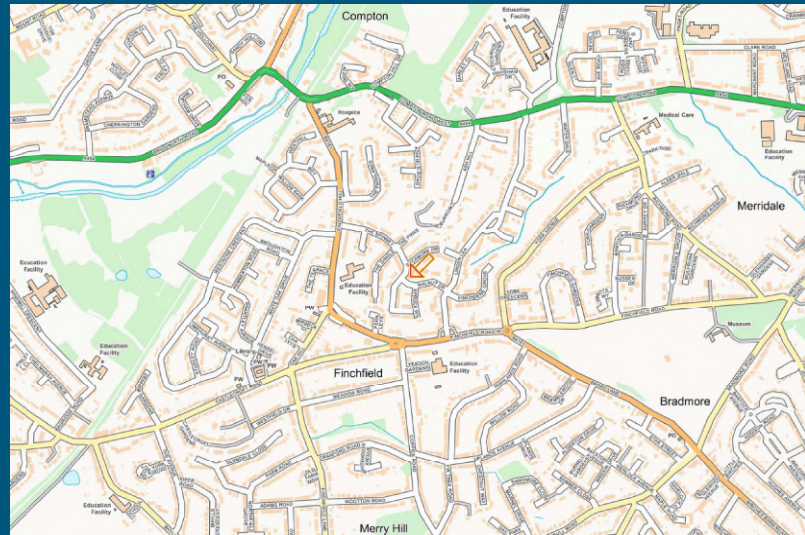
Occupying a choice, first floor position in this 'Arts & Crafts' building known as Weller Court, this distinctive and most impressive apartment has been restyled by the present owners to create a most charming & stylish interior, a perfect opportunity for purchasers requiring a luxury home ready to just move into!

Originally known as The Spinney, a favoured club & restaurant at the time, this distinctive listed building was converted in 2002 by Wulfrun Homes to twenty one individual apartments, all to a high specification.

Designed to retain the charm & appeal of a period property yet with a modern interior, Weller Court has also been planned to utilise the maximum space with a generous floor area of approx. 895.6sq feet. Internal inspection will reveal a number of attractive features throughout including modern bathrooms, neutral & modern décor, quality carpets & flooring, gas central heating, smart fitted kitchen with a range of built in appliances and No 2 benefits from its own ground floor entrance.

The accommodation includes ground floor entrance hall with stairs to first floor landing, bathroom with white suite, open living room with dining area and a fitted kitchen with a matching suite of laminate units. There are also two bedrooms both with built in wardrobes and the master has an ensuite shower room. A driveway leads to the resident's carpark with allocated parking and surrounding landscaped communal gardens.

Within walking distance of the majority of amenities at Finchfield Shopping Parade, including excellent schools in both sectors, public transport links and having the favoured attraction known as Bantock Park only 200metres away. The city centre is also a short distance away at less than approx. 2miles, therefore ideal for commuting to principal towns & cities. Viewing is highly recommended to appreciate this most individual property being a superb example of its type!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Ground Floor Entrance Hall: Hardwood leaded opaque front door, coved ceiling and staircase to first floor landing. **First Floor Landing:** Built in storage cupboard, radiator and coved ceiling.

Bathroom: 7'3" (2.22m) x 6'9" (2.06m)

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, recessed ceiling spotlights and extractor fan.

Living Room with Dining Area: 17'8" (5.39m) x 16'1" (4.91m)

Two radiators, coved ceiling, recessed ceiling spotlights and double glazed leaded windows to front & side.

Fitted Kitchen: 11'5" (3.47m) x 8'8" (2.65m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with coved suspended wall cupboards, laminate worktops, built in appliances include twin electric oven, 4-ring gas hob with extractor hood over, built in fridge, freezer & dishwasher, plumbing for washing machine, wall mounted gas fired central heating boiler, radiator, part tiled walls, laminate flooring and double glazed leaded window to front.

Bedroom One: 14'8" (4.48m) x 8'8" (2.65m)

Built in floor to ceiling double mirrored wardrobes, radiator, coved ceiling and double glazed leaded windows to side & rear.

Ensuite Shower Room: 12'4" (3.75m) x 4'11" (1.50m)

Fitted with a white suite comprising shower cubicle, vanity unit, low level WC, radiator, part tiled walls, recessed ceiling spotlights, extractor fan and double glazed leaded window to side.

Bedroom Two: 10'11" (3.33m) x 7'1" (2.16m)

Built in floor to ceiling double wardrobes, radiator, coved ceiling and double glazed leaded window to rear.

Gated resident's car with allocated parking and visitors parking. Surrounding Grounds: The mature landscaped gardens provide a most pleasant outlook with paths, a large variety of shrubs and trees with surrounding iron railings.

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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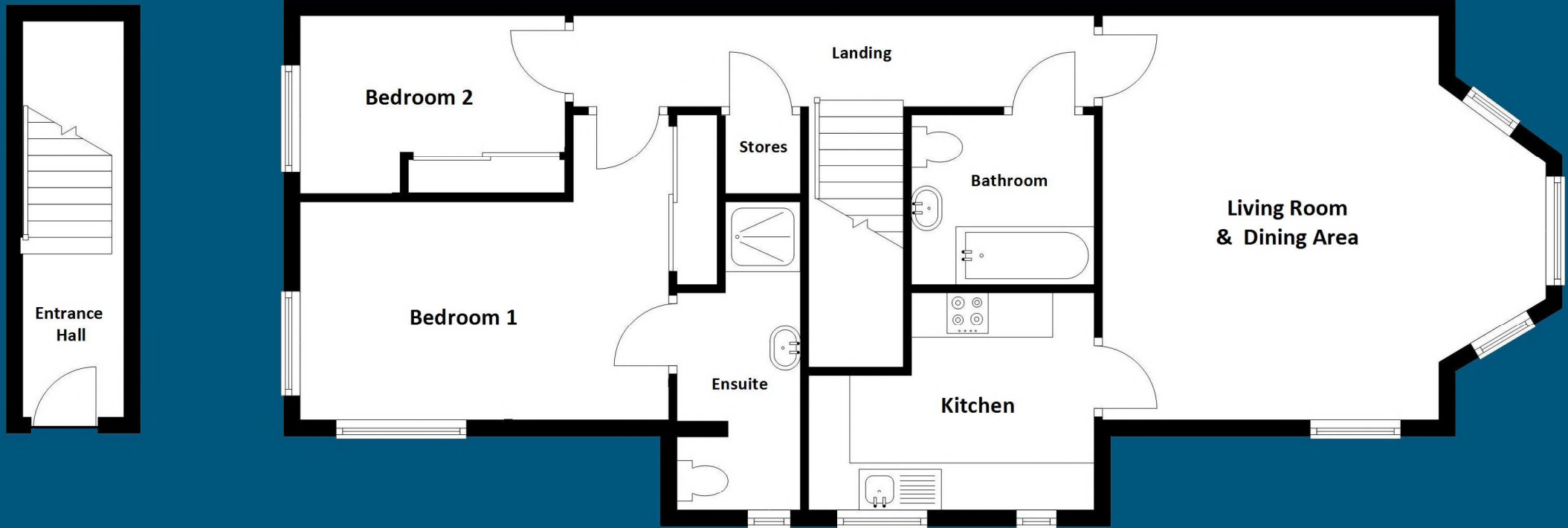








Total Floor Area: 895.6sq feet (83.2sq metres) Approx.



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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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