



7 Hanover Court, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

An Attractive Two Bedroom Ground Floor Flat In An Exclusive Retirement Development With Mature Landscaped Surrounding Grounds & Within Walking Distance Of Tettenhall Village!

7 Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

Asking Price: £115,000

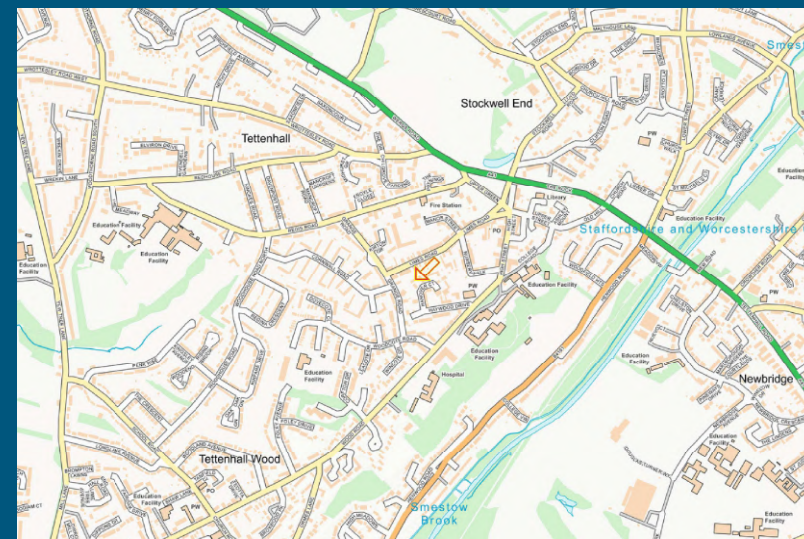
Occupying arguably one of the most favoured positions on this small popular development of retirement homes known Hanover Court, this attractive ground floor flat has been designed to a well-planned specification and restyled styled by the present owners in recent years to provide an excellent standard of living accommodation.

Ideally situated within easy walking distance of Tettenhall Village & the amenities therein, viewing is highly recommended to appreciate this unique property on the development and being a perfect example for buyers requiring a luxury home, ready to just move into.

Having a number of quality and desired features, No 7 includes fresh & tasteful décor throughout, quality carpets & flooring, smart fitted kitchen with a matching suite of light units, luxury shower room and a number of replaced double glazed windows & doors, with the added feature of French doors in bedroom two therefore creating an another use for the bedroom i.e. dining room. At approx. 565sq feet, the interior which benefits from radiator gas central heating, includes entrance hall, front living room, fitted kitchen with built in appliances and inner lobby with a large utility cupboard & separate airing cupboard. There are also two bedrooms and the bathroom is fitted with a smart white shower suite. The mature and fully stocked communal gardens are entirely maintained and provide a pleasant setting. There is also the advantage of residents off road parking and there is a useful outside storage cupboard by the entrance to the flat.

Available for buyers over the age of 60yers old and offering independent style living if required, Hanover Court has the use of several helpful services including 24/7 emergency alarm services (with buzzers) and an onsite manager two days a week.

Not only is Hanover Court within walking distance of Tettenhall High Street and the facilities within, No 7 is convenient for a wide range of services including a number of bus routes, adjacent to Tettenhall Allotments, popular coffee shops, local shops and of course Tettenhall Green playing fields & pool. The city centre is less than 3.5 miles away and the M54 motorway is a short drive, perfect for traveling to other principal cities. An excellent example of its type with no upward chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed front door, coved ceiling, tiled flooring and an internal hardwood door leads to:

Living Room: 14'4" (4.37m) x 13'8" (4.18m)

Marble style fire place & hearth with coal effect electric fire, radiator, coved ceiling and double glazed bow window to front.

Kitchen: 9'4" (2.86m) x 7'3" (2.22m)

Fitted with a matching suite of light cream units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with single drainer sink unit & mixer tap, 4-ring gas hob with extractor hood over, built in electric oven, under counter fridge, plumbing for washing machine, radiator, glazed brock style tiled walls, tiled flooring and double glazed window to rear.

Inner Hall: Radiator, coved ceiling, large built in utility cupboard and separate airing cupboard housing wall mounted gas fired central heating boiler.

Bedroom 1: 14'2" (4.33m) x 8'8" (2.64m)

Radiator, coved ceiling and double glazed window to front.

Bedroom 2/ Dining Room: 9'10" (2.99m) x 6'4" (1.93m)

Radiator, coved ceiling and double glazed French doors to rear.

Shower Room: 6'4" (1.94m) x 6'1" (1.86m)

Fitted a luxury white suite comprising corner shower, full length vanity unit with storage & recessed WC, tiled walls & flooring, chrome heated towel rail and double glazed window to rear.

Tenure: Leasehold

Leasehold Term: 125years from 8th June 1986

Ground Rent: Included

Service Charge: £2,592.00 per annum

Council Tax: Band B – Wolverhampton

EPC Rating: C (72) No: 0364-3050-3205-4685-0200

Total Floor Area: 565sq feet (52.5sq metres) Approx.

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 one of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Shared Ownership: The property will be sold as an initial percentage of 70% ownership and the remaining share with Anchor Hanover.





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.







Total Floor Area: 565sq feet (52.5sq metres) Approx.

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



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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.
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