



17 Beechwood Court, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Beautifully Presented Two Bedroom Apartment, Occupying A Choice Ground Floor Position & Overlooking The Fully Stocked Mature Rear Gardens Of This Favourite Retirement Development In Tettenhall!

17 Beechwood Court, Corfton Drive, Tettenhall, Wolverhampton, WV6 8PE

Asking Price: £130,000

Tenure: Leasehold

Leasehold Details: 125years from 1st August 1987

Ground Rent: £274.50 twice yearly

Service Charge: £2,403.05 twice yearly

Council Tax: Band C - Wolverhampton

EPC Rating: D (64) No: 2316-3956-5200-0245-1200

Total Floor Area: 632.2sq feet (58/7sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed (electric, water & drainage)

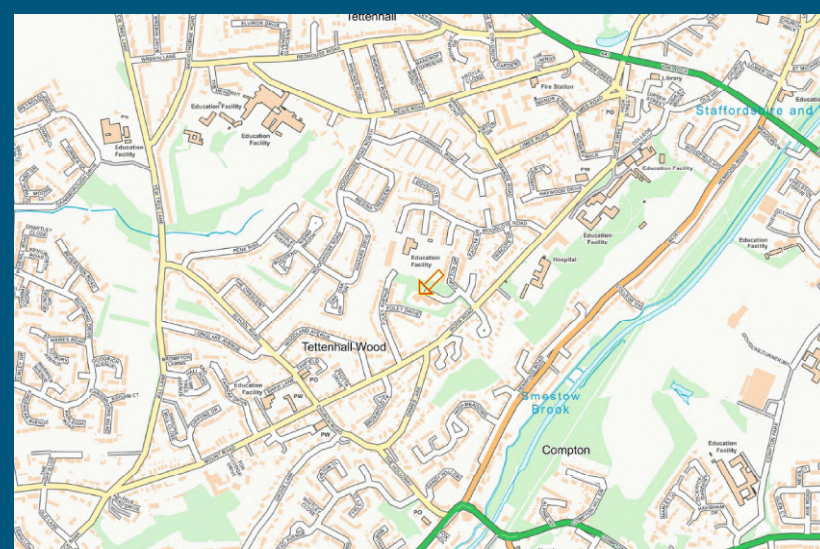
Broadband – Ofcom checker shows Standard & Superfast are available

Mobile: Ofcom checker shows four main providers have good coverage outdoor.

Beechwood Court is located just off Corfton Drive and therefore situated in one of Tettenhall's favourite addresses with the added benefit of having a number of amenities within walking distance. 17 Beechwood Court is placed on North-West side of the development and more importantly enjoys a ground floor position with striking views over the extensively landscaped & mature gardens.

Built in the 1980s by renowned retirement developers, McCarthy & Stone, Beechwood Court has been designed to utilise the maximum space with No. 17 enjoying one of the few layouts of its type, which creates a roomy and light style of living accommodation. Very well maintained over the years to provide a charming interior, ideal for purchasers requiring a property ready to just move into, the apartment includes neutral décor throughout, quality carpets & flooring, smart shower room, plenty of storage cupboards and an attractive cream kitchen. With a generous floor area of approx. 632.2sq feet and having the benefit of electric storage heaters and double glazing, the accommodation includes entrance hall with built in cloaks cupboard/ wardrobe, two double bedrooms, both with built in mirrored wardrobes and a white shower room. The 20ft living room with dining area not only has the use of a walk in storage cupboard but also enjoys a pleasant outlook through the full height picture window with the benefit of an external door leading to a small patio/ seating area. Designed for residents over 60years of age, this most impressive development has the benefit of lift facilities, on-site estate manager, 24-hour emergency call system, communal facilities including guest suite, laundry facilities, homeowners lounge with weekly social activities and homeowners & guest carpark.

Although located in a quiet & remote setting, the property is in walking distance of Tettenhall Wood shopping parade and within easy reach of the many shops in Tettenhall Village and at Compton, both less than half a mile away. Beechwood Court is also within easy walking distance of both Tettenhall Wood Parish & URC Churches, several coffee shops and Tettenhall Medical Centre. Offered with No Upward Chain and viewing highly recommended to appreciate this excellent example of its type, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

THOMAS HARVEY
ESTATE AGENTS

T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS



Entrance Hall: Internal fire door, electric storage heater, coved ceiling and built in cloaks cupboard/wardrobe.

Shower Room: 5'6" (1.67m) x 7'2" (2.18m)

Fitted with a smart white suite comprising walk-in shower enclosure with electric shower, low level WC, vanity unit, tiled walls with wall mounted mirror, recessed ceiling spotlights, chrome heated electric towel rail, wall mounted Dimplex electric heater, vinyl flooring and extractor fan.

Bedroom Two: 8'2" (2.50m) x 9'9" (2.97m)

Built in mirrored wardrobe, electric storage heater, coved ceiling, wall light points and double glazed window to side.

Bedroom One: 14'2" (4.33m) x 9'4" (2.86m)

Built in double mirrored wardrobe, electric storage heater, coved ceiling, wall light points and double glazed window to rear.

Living Room: 20'5" (6.23m) x 11'11" (3.62m)

Marble style fireplace & hearth with coal effect electric fire, electric storage heater, wall light points, coved ceiling, large built in storage cupboard housing hot water system and double glazed full height bay window with door to gardens.

Kitchen: 9'1" (2.78m) x 6'5" (1.95m)

Fitted with a smart suite of shaker style cream units comprising a range of base cupboards, drawers & suspended wall cupboards, stainless steel single drainer sink unit, matching laminate worktops, built in electric oven with combination grill oven over, recess for fridge freezer, wall mounted pull out table, coved ceiling, tiled walls, vinyl flooring, extractor fan and double glazed window to rear.

Service Charge Details:

- House Manager
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Buildings insurance





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.









17 Beechwood Court, Tettenhall

**Total Floor Area: 632.2sq feet
(58.7sq 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

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.

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.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.



*Beechwood Court
Reception Hall*