



26 Willowdale Grange, Tettenhall

*A Spacious Two Bedroom Ground Floor Flat. In A Favoured Residential Area,
Ideal For Buyers Requiring A Home To Restyle To Own Requirements!*

26 Willowdale Grange, Tettenhall, Wolverhampton, WV6 9NY
Asking Price: £115,000

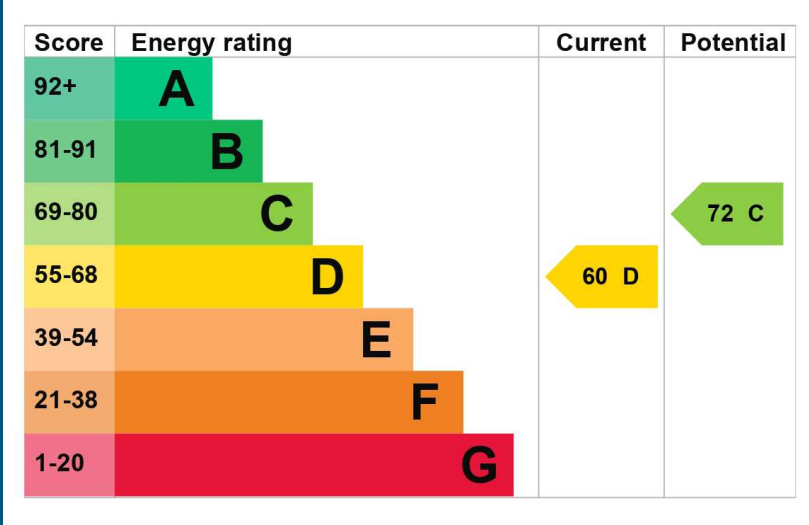
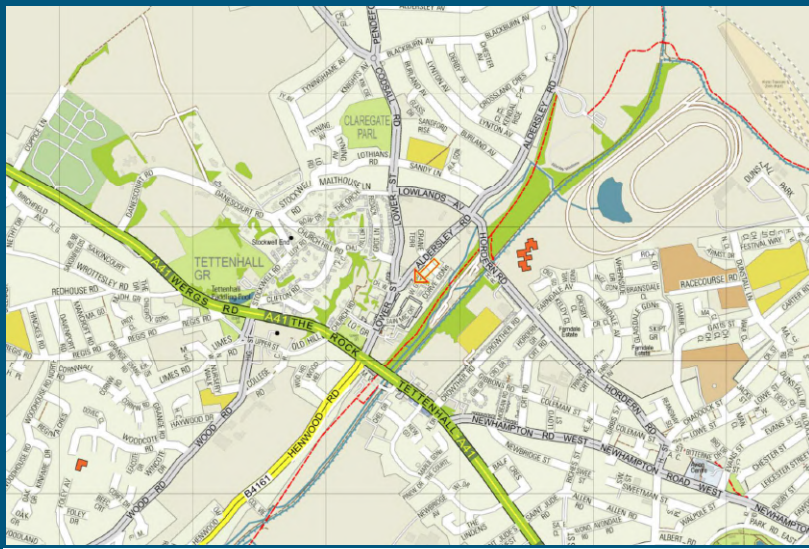
Tenure: Leasehold
Leasehold Details: The current lease expires on the 24th June 3081 and therefore 1,056 years remain.
Council Tax: Band B – Wolverhampton
EPC Rating: D (60) No: 9310-2404-9590-2925-0681
Total Floor Area: 442.9sq feet (41.1sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have variable coverage indoor and all four have good coverage outdoor.

Situated in a popular residential area, convenient for the majority of amenities including easy access to Tettenhall Village, this spacious ground floor flat has been designed to utilise the maximum space, yet ideal for purchasers requiring a property to restyle to own requirements.

The well planned living accommodation includes ground floor entrance hall, two bedrooms both having built in wardrobes, bathroom with coloured suite, kitchen with a traditional suite of units and a 15ft living room with dining area which overlooks the central courtyard. The surrounding gardens are landscaped, providing a pleasant setting and has the benefit of a resident’s car park in the rear of the development with allocated parking for No 26. Having the use of electric heating, this excellent example of its type, is a perfect opportunity for first time buyers or as an investment opportunity i.e. buy to let.

Within walking distance of Tettenhall Village with the facilities therein, Willowdale Grange is most convenient for a large variety of local facilities, including shops, health care services, cafes, bus routes and a number of schools in both sectors. The city centre is also only 2 miles away, perfect for commuting to principal towns.

Offered with No Upward Chain and the recent advantage of a new long lease (1,056 years remain), the accommodation further comprises:



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Entrance Hall: External hardwood opaque glazed door and electric storage heater.

Living Room: 14'9" (4.50m) x 11'9" (3.59m)

Brick style fireplace with electric log effect fire, electric storage heater, coved ceiling, large airing cupboard housing hot water tank and secondary glazed hardwood leaded window to rear.

Kitchen: 9'2" (2.79m) x 5'9" (1.75m)

Fitted with a traditional wooden style suite comprising stainless steel single drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, recess for cooker, plumbing for washing machine, part tiled walls, coved ceiling, vinyl flooring and secondary glazed hardwood leaded window to front.

Bathroom: 5'9" (1.76m) x 5'10" (1.78m)

Fitted with a traditional coloured suite comprising panelled bath with shower unit over, low level WC, pedestal wash hand basin, part tiled walls with wall mounted electric heater and secondary glazed hardwood leaded window to front.

Bedroom One: 11'10" (3.60m) x 10ft (2.06m)

Built in floor to ceiling mirrored double wardrobe, electric heater, coved ceiling and secondary glazed hardwood leaded window to rear.

Bedroom Two: 9'2" (2.79m) x 6'2" (1.88m)

Full width built in floor to ceiling wardrobe, electric heater, coved ceiling and secondary glazed hardwood leaded window to front.

Leasehold Details:

The property is held on a lease from 28th April 2025 and expires on the 24th June 3081, therefore having 1,056 years remaining. The service charge is £200 per annum, payable in two lots in January & July. The ground rent is £1.00 per annum.

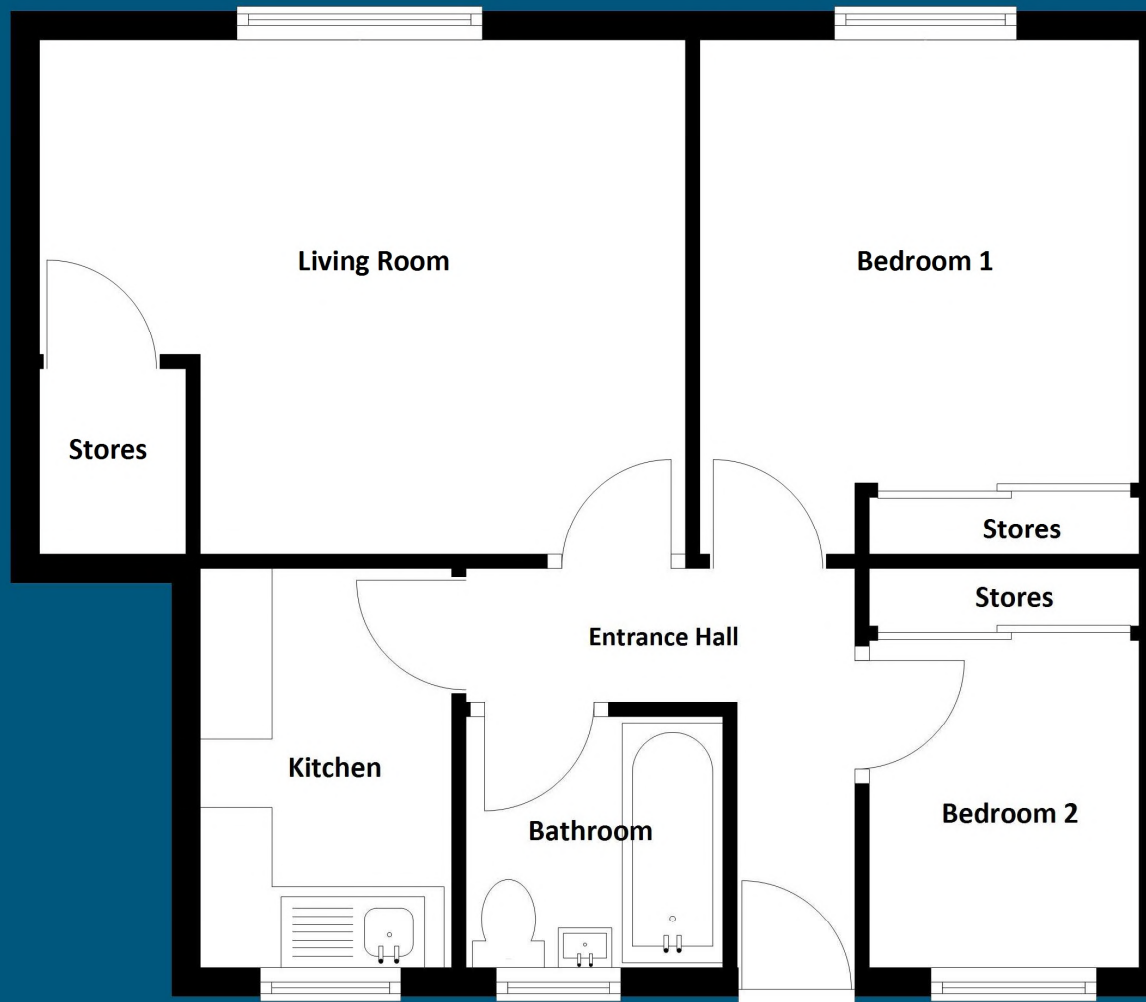
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which 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: 442.9sq feet (41.1sq 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.