



**College Court, High Street  
Tettenhall, Wolverhampton, WV6 8QP**

**Offers in the region of £139,950**

AN IMMACULATELY PRESENTED ONE BEDROOM FIRST FLOOR FLAT IN THE HEART OF TETTENHALL VILLAGE - NO UPWARD CHAIN

The accommodation briefly comprises entrance hall, a comfortable and good sized lounge, kitchen, shower room and one bedroom. The property benefits from underfloor heating and double glazing throughout, intercom entry to the front and rear, secure gated access to the rear car park and a garage located in a separate block to the rear of the car park.

## College Court High Street, Tettenhall, Wolverhampton, WV6 8QP

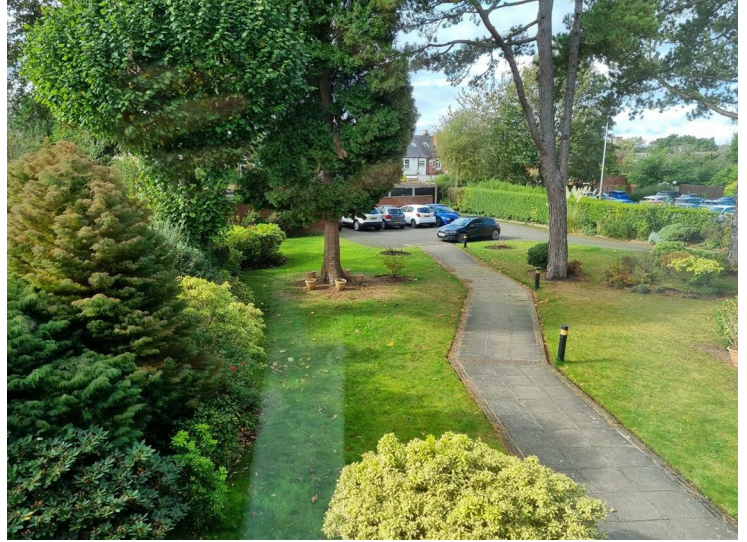
### LOCATION

Situated in a highly regarded area in the heart of Tettenhall village, this property has a wide range of amenities on its doorstep, including hairdressers, convenience stores, post office, cafes, butcher, bars, bank, restaurants, cobbler, pharmacy and green grocers. It is also within short walking distance of regular bus services and the popular and scenic Tettenhall Green.

### OUTSIDE



Set in well maintained communal grounds, with landscaped gardens to the front and rear and gated keypad access to the visitors car park and garages.



### ENTRANCE HALL

5'11" x 10'6" (1.82 x 3.21)



Keypad access/intercom entry to the front and rear of the property leads into the well presented communal area, with stairs to the first floor.

A wooden front door with obscure glass leads into the entrance hall, having carpeted flooring and doors to the lounge, shower room and bedroom. Benefitting from two cloakrooms and a storage cupboard with electricity socket.

# College Court High Street, Tettenhall, Wolverhampton, WV6 8QP

## LOUNGE

9'9" x 17'10" (2.98 x 5.44)



A really elegant room with ample space for a dining table. Having two windows to the rear providing a lovely aspect over the landscaped gardens, carpeted flooring, wall mounted electric flame effect fire and door into the kitchen.

## KITCHEN

5'11" x 10'4" (1.82 x 3.15)



A modern kitchen having white gloss wall, base and drawer units, vinyl flooring, stainless steel sink, laminate work tops with upstand, integrated fridge and electric cooker with 4 ring electric hob and extractor over, plumbing for washing machine and window to the rear overlooking the gardens.



## SHOWER ROOM

5'11" x 9'4" (1.82 x 2.87)



Having obscure window to the side, vinyl flooring, chrome radiator, part tiled walls, pedestal washbasin, close coupled wc and walk in shower.



# College Court High Street, Tettenhall, Wolverhampton, WV6 8QP

## BEDROOM

9'8" x 12'7" (2.97 x 3.85)



A good sized double bedroom having carpeted flooring and window to the front overlooking the High Street.

## GARAGE

Located in a separate block, with an up and over door and electricity.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

## COUNCIL TAX BAND - B

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

## FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

## FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

## FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

## LEASEHOLD

We have been informed by the Vendor(s) that the current service charge is £195 per calendar month, there is no ground rent charge and there are 959 years remaining on the lease as of January 2023.

Please note that it is prohibited for this property to be an Air BnB business under the terms of the lease.

Pets are not allowed.

## POSSESSION

Vacant possession will be given on completion.

## SERVICES

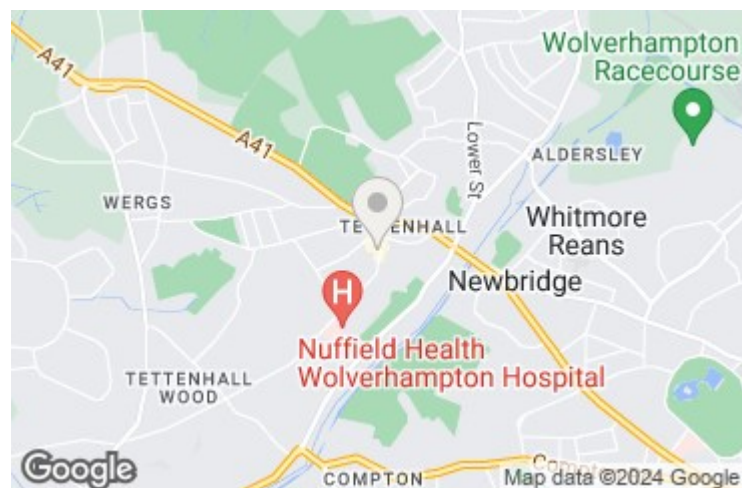
We are informed by the vendor that all mains services are connected.

## TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

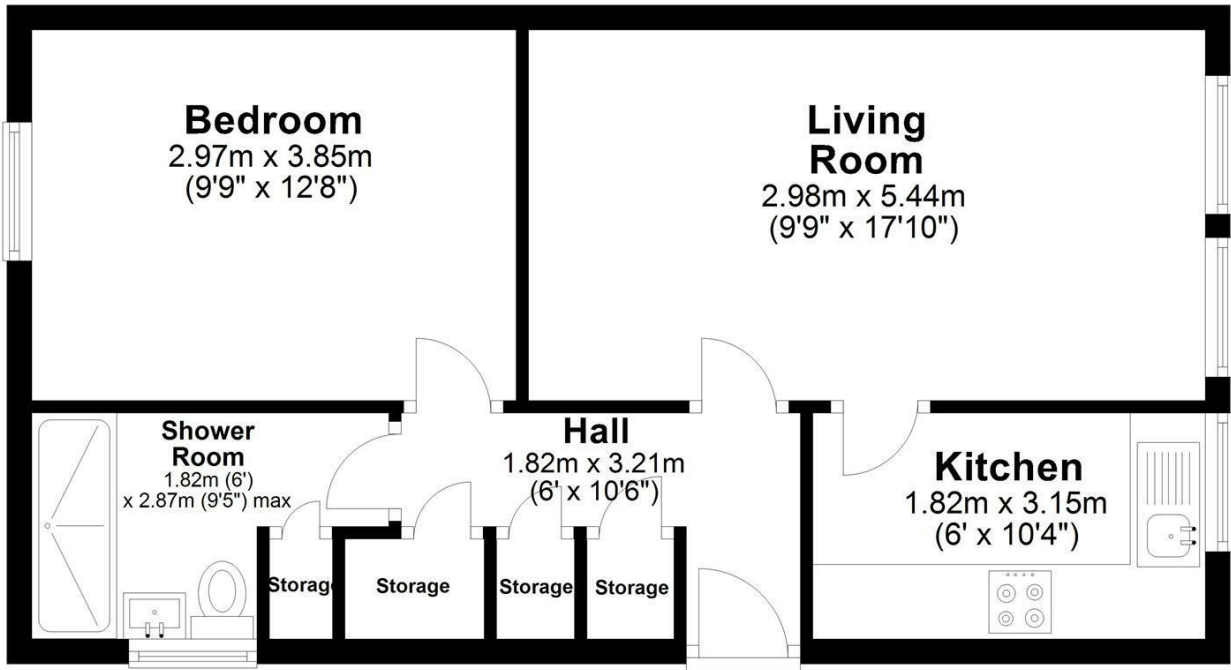
## VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.



# First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 46.1 sq. metres (496.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		