

2 Regis Beeches Regis Road, Tettenhall, Wolverhampton, WV6 8RY

BERRIMAN EATON

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A superbly situated ground floor apartment standing in a fine position within easy walking distance of Tettenhall Village and with the benefit of well-appointed and well-presented two bedroomed accommodation with a garage. The lease will be extended on completion by 90 years resulting in a total unexpired term of 136 years.

LOCATION

Regis Beeches stands at the corner of Regis Road and Grange Road close to the heart of Tettenhall Village with its full range of shops and facilities.

The picturesque open spaces of the Upper Green are nearby, there are regular bus services running locally and the city centre is within easy reach.

DESCRIPTION

2 Regis Beeches is a well-proportioned and well-presented ground floor apartment forming part of a purpose built scheme which stands within delightful gardens and grounds.

The property has been well maintained over the years and provides well-proportioned living accommodation throughout.

The property benefits from double glazed windows, and the roof of Regis Beeches was replaced in 2020.

ACCOMMODATION

The front door opens into the HALL having two good size storage cupboards and a door to the LOUNGE/ DINING ROOM which is a generously sized room with a feature fireplace with an electric fire and double glazed windows to two elevations making it a bright room. From the lounge a sliding door opens in to the KITCHEN having wall and base mounted cupboards with fitted worktops and tiled splash back, a stainless steel sink and drainer, a free standing oven, fridge and washing machine, a double glazed window and a storage cupboard.

Both BEDROOMS are double rooms in size with built in wardrobes and double glazed windows. The SHOWER ROOM has a shower cubicle, wash basin, WC, tiled walls and an airing cupboard.

OUTSIDE

The apartment stands in a superb position with ample parking to the front laid in tarmacadam and tended and maintained communal gardens. There is a GARAGE set within a detached block to the rear of the development and a communal bin store.

LEASE DETAILS

The property is currently held on a lease for a term of 99 from 1st January 1974 with approximately 47 years remaining, the lease will be extended on completion by 90 years resulting in a total unexpired term of 136 years.

The ground rent is £55 currently per annum paid twice yearly. A service charge is payable which amounts to £108.33pcm. We recommend that you arrange for your solicitors to verify this.

NB

In accordance with the relevant legislation it is hereby disclosed that the seller of this property is related to an employee of Berriman Eaton Ltd.

We are informed by the Vendors that mains water, electricity and drainage are connected and there are electric panel heaters.
COUNCIL TAX BAND B – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is LEASEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast broadband are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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Offers Around
£155,000

EPC: D

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.






2 REGIS BEECHES

REGIS ROAD, TETTENHALL

APARTMENT:	60.9sq.m.	656sq.ft.
GARAGE:	12.1sq.m.	131sq.ft.
TOTAL:	**73sq.m.**	**787sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor









