



2 The Old Manor, Tettenhall

A Most Attractive Two Bedroom Apartment Located On The Ground Floor Of This Popular Development In A Most Sought After Residential Area, Within Easy Walking Distance Of Tettenhall Village High Street!

2 The Old Manor, Woodfield Heights, Tettenhall, Wolverhampton, WV6 8PZ

Asking Price: £165,000

Tenure: Leasehold

Leasehold Details: 149 years from 24.06.2009

Service Charge: £100.00 (one hundred pounds) per month

Ground Rent: none

Council Tax: Band C – Wolverhampton

EPC Rating: C (70) No: 4335-5823-1500-0253-2296

Total Floor Area: 702.4sq feet (65.3sq 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

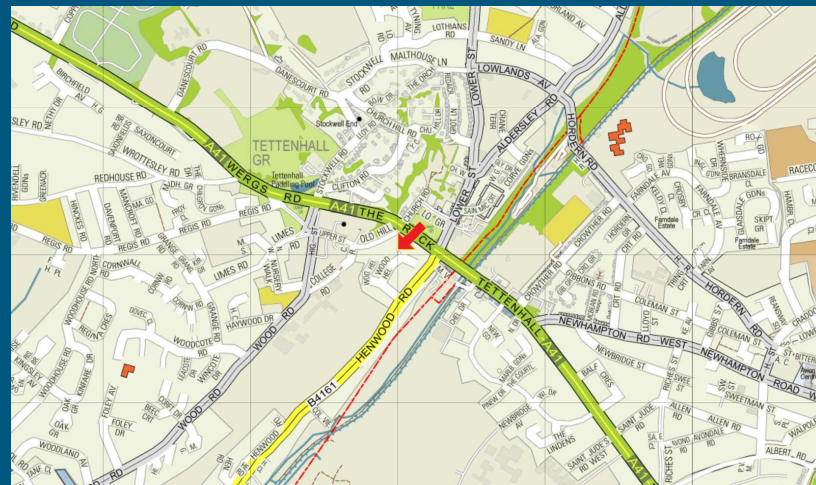
Mobile: Ofcom checker shows two of four main providers have good coverage indoor, two variable and all four have likely coverage outdoor.

Situated in a favoured residential area, in the North East corner of Woodfield Heights and within walking distance of Tettenhall Village High Street, The Old Manor is a small exclusive development of apartments with No 2 occupying a choice ground floor front position. Extremely well maintained over the years, the interior features a smart and comfortable décor, creating a most homely feel, perfect for buyers requiring a home ready to just move into.

Designed to utilise the maximum space, with a comfortable floor area of approx. 702.4sq feet (65.3sq metres), No 2 benefits from gas central heating, double glazed windows, immaculate & grand décor, quality flooring and a smart kitchen & bathroom. An excellent example its type, this well presented apartment is an excellent example of it type, ideal for all type of Buyers or even a Buy To Let with a proposed monthly rental of approx. £850.00pcm.

The accommodation includes a communal reception lobby, ground floor entrance hall, 18ft living room, fitted kitchen with a range of built in appliances and an inner hall leading to the luxury bathroom. There are also two double bedrooms with the master having a range of built in wardrobes, and the second bedroom could quite easily be used as a dining room having double doors leading to the kitchen. At the front of the property is off road parking via the resident's carpark and a side driveway leading to the rear with home owners garages. The communal mature gardens are neatly landscaped providing a pleasant outlook with extensive panoramic views over the surrounding area. The Old Manor also has the benefit of a gated entrance to the bottom of Old Hill, making the High Street even more accessible.

Situated in one of Wolverhampton's most favoured residential locations, Woodfield Heights is most convenient for the majority of amenities including schools, shops, bus routes and having the facilities at both Tettenhall Village & Compton Centre, very close by. The city centre is also less than 2.5 miles away. Offered with no upward chain, internal inspection is highly recommended to appreciate this superb ground floor apartment which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	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 PVC door with leaded opaque double glazed side windows, covered radiator, coved ceiling and oak effect laminate flooring.

Kitchen: 10'11" (3.34m) x 8'10" (2.70m)

Fitted with a matching suite of Country style cream units comprising a range of base cupboards, drawers & suspended wall cupboards, granite worktops with a sunken Belfast sink & chrome mixer tap, a number of built in appliances include Neff electric double oven & matching microwave over, 4-ring induction hob with black extractor hood over, dishwasher, under counter fridge & washing machine, concealed gas fired central heating boiler, chequered style tiled walls, internal double doors to bedroom/ dining room, terracotta tiled flooring and double glazed window to rear.

Living Room: 17'6" (5.33m) x 11ft (3.36m)

Stone fire place with marble effect hearth & coal effect electric fire, covered radiator, coved ceiling, wall light points, double glazed picture window to front and open archway to inner hall.

Inner Hall: Large built in storage cupboard, radiator, coved ceiling and wall light points.

Bedroom One: 12ft (3.66m) x 11'9" (3.57m)

Fitted with a range of built in storage furniture including triple double wardrobes, separate large double wardrobe, covered radiator, coved ceiling and double glazed window to front.

Bathroom: 8'5" (2.56m) x 6'5" (1.96m)

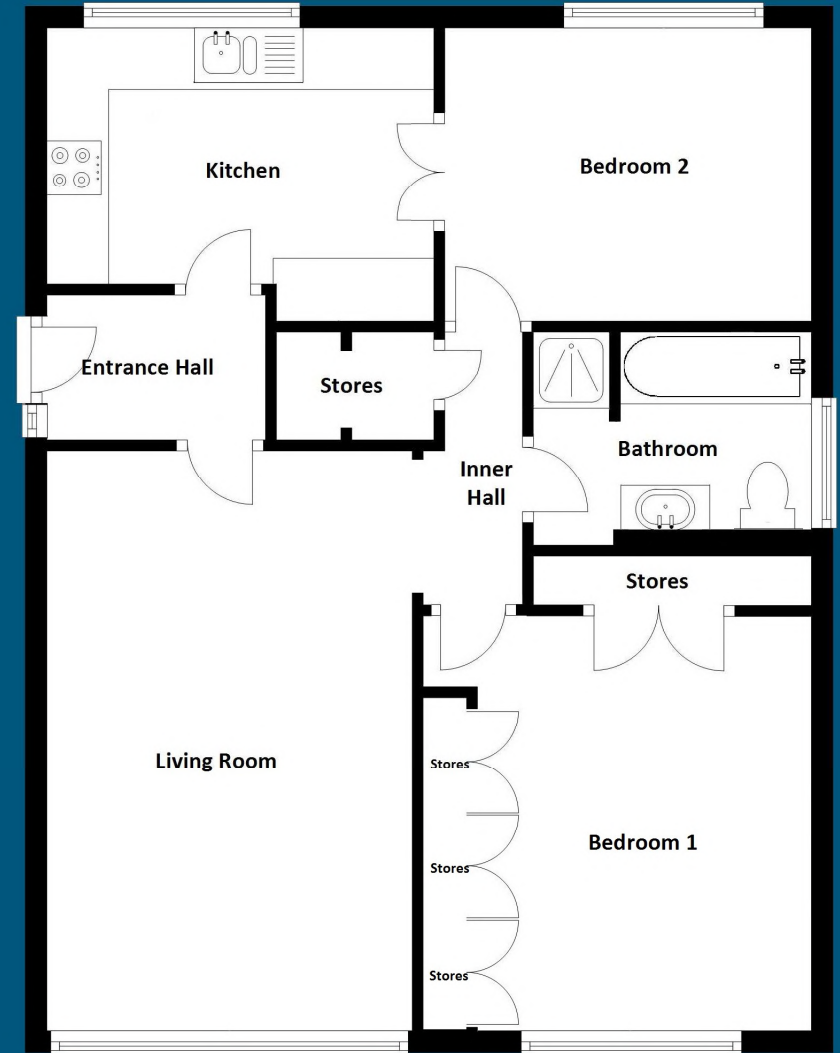
Fitted with a luxury bespoke suite comprising panelled bath with chrome shower spray, separate shower, vanity unit, recessed WC, wall mounted mirrors, panelling & glass shelving, part tiled walls, chrome heated towel rail, recessed ceiling spot lights, tiled flooring and double glazed opaque window to side.

Bedroom Two: 11'11" (3.64m) x 9'2" (2.74m)

Covered radiator, coved ceiling and double glazed window to rear.

Outside: The development is surrounded by mature & landscaped grounds with shaped lawns, flower beds with a variety of shrubs & trees, patios & terraces, residents car park (not allocated) and a **Garage located in a separate block at the rear of the development: 16'5" (5.03m) x 7'7" (2.36m)**

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 The Old Manor, Tettenhall

Total Floor Area: 702.4sq feet (65.3sq 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 or 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.