



19 Hanover Court, Tettenhall

An Attractive & Restyled Two Bedroom First Floor Flat In An Exclusive Retirement Development With Mature Landscaped Surrounding Grounds & Within Walking Distance Of Tettenhall Village!

19 Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

Asking price: £110,000

Tenure: Leasehold

Leasehold Term: 125years from 9th June 1986

Ground Rent: Included

Service Charge: £235.00 per month

Council Tax: Band B – Wolverhampton

EPC Rating: C (73) No: 0310-2909-8680-2496-6501

Total Floor Area: 622.9sq feet (57.9sq metres) Approx.

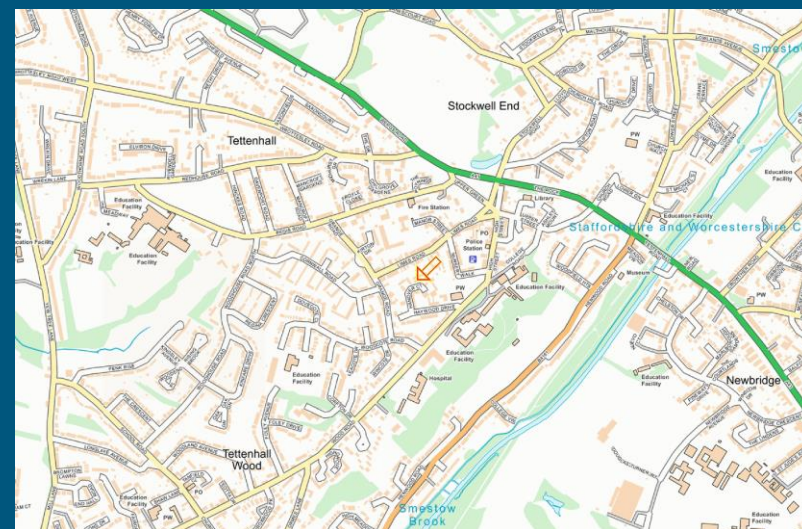
Services: We are informed by the Vendors that all main services are installed

Broadband: Ofcom checker shows Standard/ Superfast/ Ultrafast are available. Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have likely coverage outdoor. Shared Ownership: The property will be sold as an initial percentage of 70% ownership and the remaining share with Anchor Hanover

Occupying a central and prominent position within the popular Hanover Court development, this attractive first-floor retirement flat has been thoughtfully designed and tastefully restyled by the current owners to create a modern, comfortable and exceptionally well-presented home. Perfectly placed within a short, level walk of Tettenhall Village and its excellent range of amenities, the property stands out as a unique offering on the development — an ideal choice for buyers seeking a luxury, move-in-ready home with a welcoming community feel. Viewing is strongly recommended to appreciate the quality and convenience on offer.

Finished with fresh, neutral décor, quality carpets & flooring, and a number of desirable upgrades, No. 19 features a beautifully refitted breakfast kitchen with light shaker-style units and integrated appliances, along with a smart, contemporary shower room. Offering approx. 622.9sq feet of well-planned accommodation, the interior benefits from radiator gas central heating and includes an entrance hall with vaulted ceiling and staircase to the first-floor landing, two bedrooms both with built-in wardrobes, and a generous lounge enjoying an attractive outlook across the front and side of the development, a comfortable space for everyday living and entertaining. The mature, fully stocked communal gardens provide a pleasant and peaceful setting, all maintained for residents' enjoyment. Additional benefits include residents' off-road parking and a useful private outdoor storage cupboard located beside the entrance.

Available exclusively to buyers over 60 and designed to offer secure, independent living, Hanover Court provides several helpful services including a 24/7 emergency alarm system (with pull cords) and an on-site manager available two days a week. Alongside its proximity to Tettenhall High Street, No. 19 is ideally situated for bus routes, local shops, popular cafés, Tettenhall Green playing fields and pool, and the neighbouring allotments. Wolverhampton City Centre lies less than 3.5 miles away, with the M54 a short drive, perfect for travel to surrounding towns and principal cities. A superb example of its type, offered with no upward chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed opaque front door with matching side window, tiled flooring, vaulted ceiling with double glazed opaque window and stairs to **First Floor Landing:** Radiator and loft hatch.

Lounge: 14'5" (4.40m) x 11'4" (3.46m)

Marble fire place & hearth with coal effect electric fire, radiator, coved ceiling and double glazed window to front.

Kitchen: 11'5" (3.47m) x 9'5" (2.86m)

Fitted with a matching suite of light cream units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with white ceramic single drainer sink unit & mixer tap, 4-ring gas hob with extractor hood over, built in electric oven with combination oven/ grill above, concealed wall mounted gas fired central heating boiler, plumbing for washing machine, radiator, tiled flooring and double glazed window to front.

Bedroom One: 11'7" (3.57m) x 9'4" (2.84m)

Built in twin floor to ceiling double wardrobes, radiator and double glazed window to rear.

Bedroom Two: 9'5" (2.86m) x 9'3" (2.82m)

Built in floor to ceiling double wardrobe, radiator and double glazed window to rear.

Shower Room: 6'11" (2.12m) x 6ft (1.82m)

Fitted a modern white suite comprising corner double shower with chrome handheld spray, full length vanity unit with storage & recessed WC, tiled walls & flooring, chrome heated towel rail, double glazed opaque window to rear and built in storage/ airing cupboard.

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.







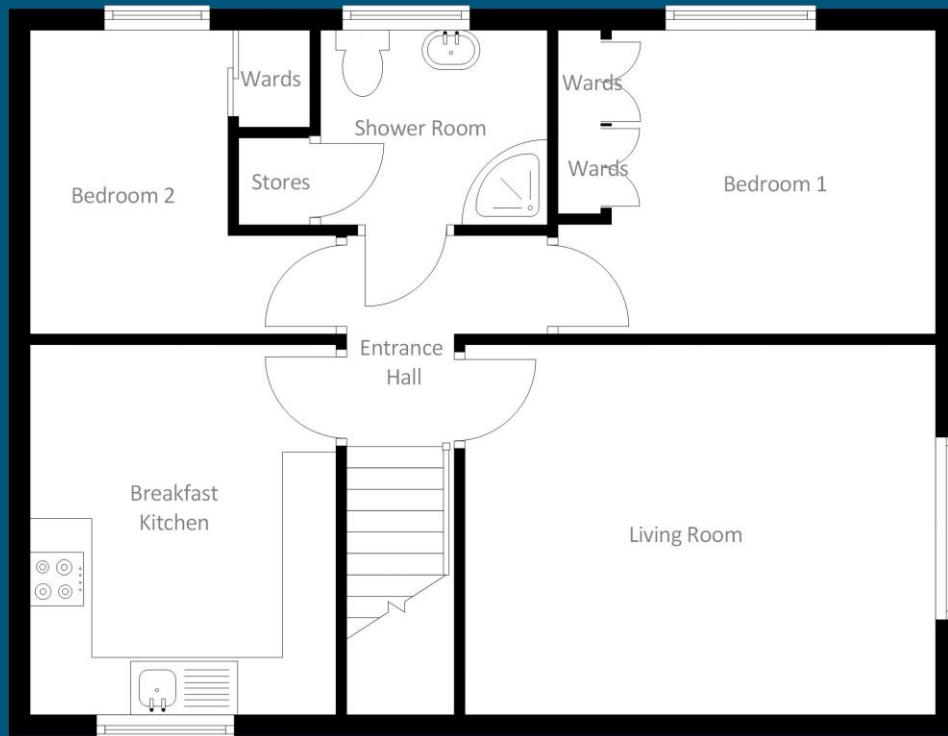




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**Total Floor Area: 622.9sq feet
(57.9sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale
position & size of doors, windows, appliances and other features are approximate



THOMAS HARVEY
ESTATE AGENTS

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.

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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.
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