



GROSVENOR COURT LIME TREE AVENUE WOLVERHAMPTON, WV6 8HB

OFFERS IN THE REGION OF £195,000
LEASEHOLD

Extremely well appointed second floor apartment providing spacious accommodation situated in a sought after location just off Mill Lane on the border of Tettenhall Wood and Wightwick. 17 Grosvenor Court is well served by a wide range of amenities including shops, schools and access to public transport with the wider amenities of Tettenhall Wood and Compton Shopping Centre all within easy reach. The property is well maintained by the current owner and features accommodation comprising entrance hall, open plan living/dining room, kitchen, two double bedrooms and shower room. The property also benefits from a garage.



GROSVENOR COURT LIME TREE

- Situated just off Mill Lane on the border of Tettenhall Wood & Wightwick
- Open Plan Living/Dining Area
- Residents Parking & Allocated Garage in Separate Block
- 2 Double Bedroom With Dressing Area To Master Room
- Extremely Well Maintained Surrounding Communal Gardens
- Well Appointed Kitchen With Integrated Appliances
- Second Floor Apartment
- Lease Term Of 125 years From 14th May 2014



OUTSIDE

Grosvenor Court stands within communal grounds which are well maintained with sweeping lawns and ample parking. There is a garage set within a detached block.

ENTRANCE HALL

Two useful storage cupboards, oil radiator, sliding door to the kitchen and an opening to the open plan living/dining area.

OPEN PLAN LIVING/DINING AREA

17'2" x 12'7"

Double glazed window, oil radiator and door to the inner hallway.

KITCHEN

10'4" x 6'10"

Double glazed window, tiled floor, ceiling down lighters and fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1½ sink and drainer unit with mixer tap. There is a built in electric oven with induction hob adjacent, built in microwave and integrated appliances including a dishwasher and washing machine with further space for a fridge freezer.

INNER HALLWAY

Storage cupboard and doors to bedroom one, bedroom two and shower room.

BEDROOM ONE

11'3" x 9'4"

Double glazed window, oil radiator and dressing area.

BEDROOM TWO

12'7" into wardrobe x 8'7"

Double glazed window, oil radiator and fitted wardrobe with sliding mirror doors.

SHOWER ROOM

Double glazed obscure window, tiled floor, tiled walls, towel rail and suite comprising close couple w.c, wash hand basin with vanity unit beneath and a corner shower enclosure.

PROPERTY INFORMATION

Title - The property is understood to be leasehold with a lease term of 125 years from 14th May 2014. We understand that the most recent annual service charge was £1,320.00 and the annual ground rent is £0.00.

Services - The agents understands that mains water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - 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 confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

GROSVENOR COURT LIME TREE



17 Grosvenor Court



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | 18 | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements