



18a Southgate, Stockwell Road



*A Most Impressive Two Bedroom Ground Floor Luxury Apartment in A Magnificent Development Of Individually Designed Apartments. Converted From A Striking Victorian Detached Residence On The Outskirts Of Tettenhall Village!*

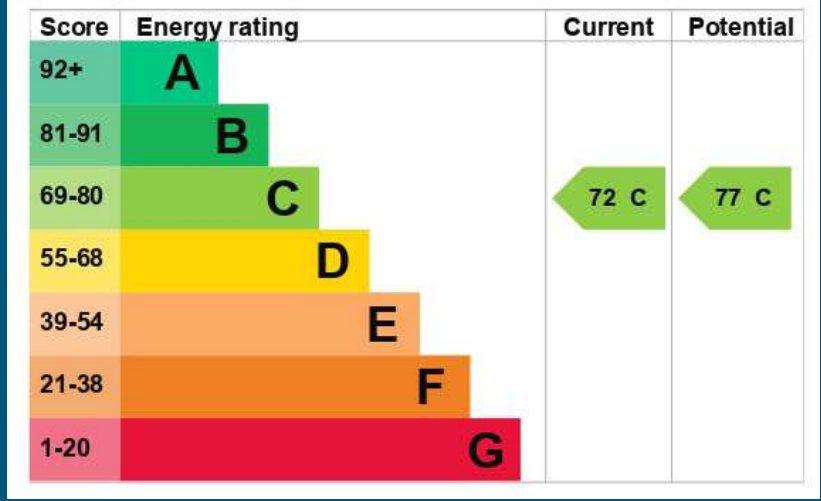
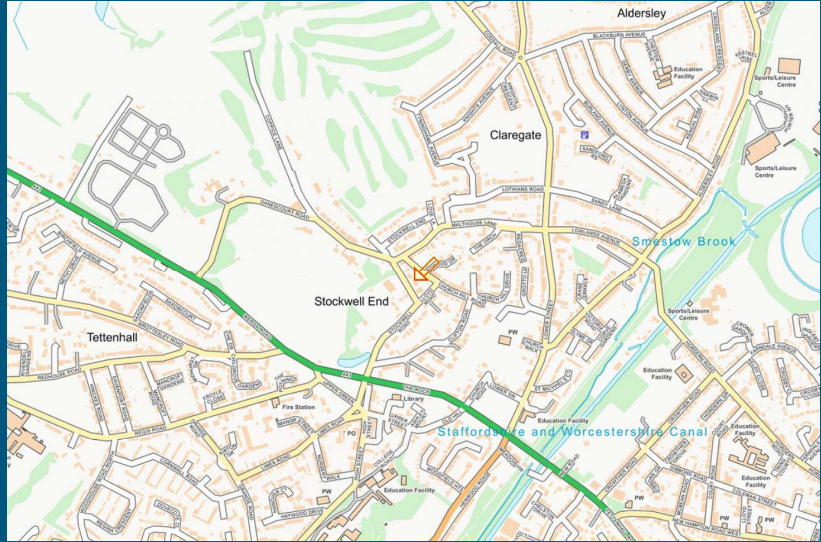
**18a Southgate, Stockwell, Tettenhall, Wolverhampton, WV6 8PQ**  
**Asking Price: £275,000**

**Tenure:** Leasehold  
**Leasehold Details:** 150 years from 01.01.2004  
**Ground Rent:** £50 per annum  
**Service Charge:** £2,100.00 per annum  
**Council Tax:** Band E – Wolverhampton  
**EPC Rating:** C (72) No: 0375-3052-4203-8175-3204  
**Total Floor Area:** 870.4sq feet (80.9sq metres) Approx.  
**No Upward Chain**  
**Services:** We are informed by the Vendors that all main services are installed  
**Broadband –** Ofcom checker shows Standard & Superfast are available  
**Mobile:** Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Set well back from the road just off Stockwell Road and therefore located in one of the most sought after locations in Tettenhall within walking distance of the High Street & the amenities therein, this beautifully presented apartment is positioned on the ground floor of this distinctive & modern development of first class individually designed apartments. Originally a large Victorian residence converted in 2005 by local developers Ravenscroft Developments with no expense spared to create one of the finest examples of its type! The interior features a number of high quality fittings throughout including neutral décor, quality carpets & flooring, smart bathroom, a stunning breakfast kitchen and 18a benefits from its own ground floor entrance with a private enclosed courtyard at rear.

With internal inspection highly recommended to appreciate the thought and planning gone into creating such a brilliant example of its type with a generous floor area of approx. 870.4sq feet. The gas centrally heated & double glazed accommodation includes entrance hall, 18ft living room, breakfast kitchen with an extensive suite of matching laminate units and adjacent is a rear lobby with guest WC and leads to the enclosed courtyard. At the rear of the apartment, there are two double bedrooms with built in wardrobes and a smart white bathroom. At the side of the building are remote controlled gated leading to the enclosed residents carpark with allocated parking. The development also benefits from beautifully landscaped communal gardens which not only offers a most charming setting, offers excellent useable outdoor space.

Most convenient for the majority of amenities including Tennis & Cricket clubs, Golf courses, Gym, and of course opposite Tettenhall Green with the use of an outdoor pool and playing fields, internal inspection is a must to appreciate this rare opportunity to acquire such a distinctive property is a favoured location. Ideal for buyers requiring the accommodation of a bungalow, yet having the benefits of being on the ground floor (with its own entrance) of this luxury development, 18a Southgate is also offered with No Upward Chain. The accommodation further comprises:



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**Entrance Hall:** Hardwood opaque double glazed leaded door with matching side window, radiator, coved ceiling and loft hatch.

**Living Room: 17'4" (5.29m max) x 13'10" (4.21m)**

Marble style fireplace & hearth with gas coal fire, radiator, wall light points, coved ceiling and double glazed leaded window to rear with matching side window.

**Breakfast Kitchen: 12'3" (3.74m) x 11'11" (3.64m)**

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards with underlighting, granite worktops with Belfast sink & chrome mixer tap, built in appliances include double oven with combination grill oven over, 4 ring Neff hob with matching stainless steel extractor hood, dishwasher, washing machine & concealed gas fired central heating boiler, radiator, recessed ceiling spotlights, tiled effect cushioned flooring and double glazed leaded window to front.

**Rear Lobby: 5'11" (1.80m) x 5'7" (1.69m)**

Built in storage cupboards, radiator, coved ceiling, tiled effect cushioned flooring and access to enclosed Courtyard with paved terrace, surrounding fencing gated side entry. **Fitted**

**Cloakroom:** Fitted with a white suite comprising low level WC, pedestal wash hand basin, radiator, part tiled walls, extractor fan, laminate flooring and double glazed opaque leaded window to rear.

**Bathroom: 7'8" (2.33m) x 5'7" (1.69m)**

Fitted with a white suite comprising panelled bath with shower unit & screen, pedestal wash hand basin, low level WC, radiator, part tiled walls, recessed ceiling spotlights, laminate effect flooring and extractor fan.

**Bedroom One: 11'1" (3.39m) x 10'8" (3.24m)**

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

**Bedroom Two: 14'10" (4.51m) x 8ft (2.43m)**

Built in double wardrobes with overhead stores, radiator, coved ceiling and double glazed leaded window to side courtyard.

**Outside:** At the side of the building are remote controlled gated leading to the enclosed residents carpark with allocated parking. The fully stocked rear garden enjoys an east facing aspect and includes flowering borders with a variety of plants & trees, shaped lawns, paved paths & patios, surrounding fencing & hedging.











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.

























**Total Floor Area: 870.4sq feet (80.9sq 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**

**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.
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