

Flat 13 Thurlby Court, 95-101 Tettenhall Road

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A Well Designed One Bedroom Second Floor Flat With Garage & Having A Vast Range Of Facilities Close By & Adjacent To Parkdale Conservation Area!

Flat 13 Thurlby Court, 95 - 101 Tettenhall Road, Wolverhampton, WV3 9NA
Asking Price: £85,000

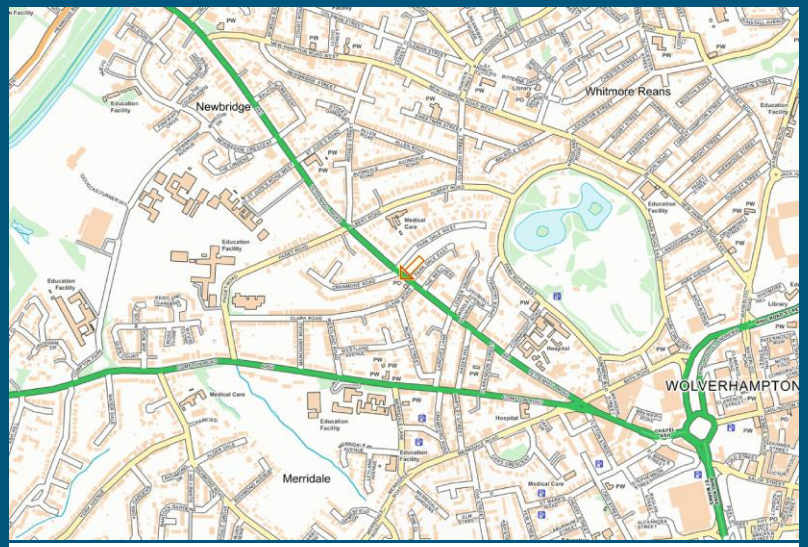
Tenure: Leasehold
Leasehold Term: 999 years from 24th June 2019
Ground Rent: £1 per annum
Service Charge: £1,439.77 per annum
Council Tax: Band A- Wolverhampton
EPC Rating: D (64) No: 8734-5820-8409-0320-2296
Total Floor Area: 496.6sq feet (46.1sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows four main providers have likely indoor & outdoor coverage.

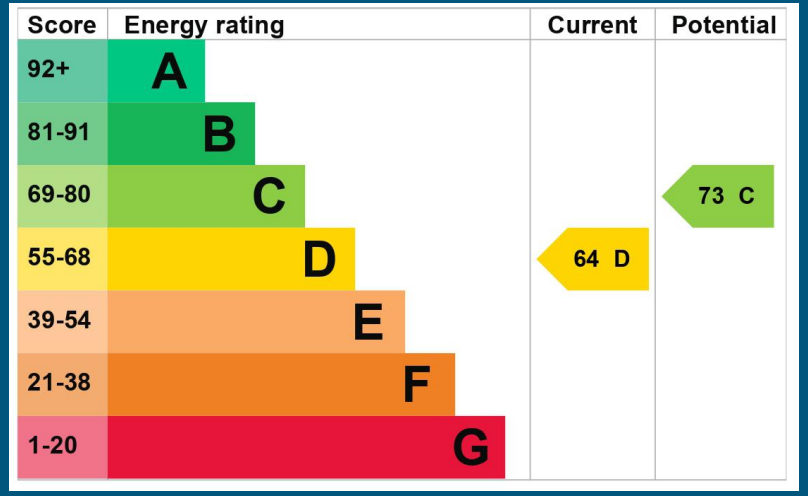
Flat 13 Thurlby Court occupies a distinguished and prominent position along the prestigious Tettenhall Road (A41), set adjacent to the highly regarded Parkdale Conservation Area. This beautifully arranged second-floor apartment has been thoughtfully designed to maximise space, light and comfort, offering a refined living environment within one of Wolverhampton's most desirable residential corridors. Its peaceful yet highly convenient setting provides superb access to a wide range of WV6 amenities, making it an exceptional choice for first-time buyers, downsizers, or landlords seeking a strong rental location.

Inside, the home reveals a light-filled, well-planned layout that creates a sense of calm and spaciousness throughout. The welcoming entrance hall includes a useful storage cupboard, leading into a generous living room where a striking double picture window frames views across neighbouring green open space and mature tree-lined streets — a standout feature that enhances the home's uplifting ambience. The fitted kitchen offers a matching suite of units and practical workspace, while the large master bedroom benefits from full-width built-in wardrobes, providing excellent storage without compromising floor space. A white bathroom suite completes the accommodation. With central heating and double glazing, the apartment is designed for efficient, low-maintenance living.

Thurlby Court is a respected development known for its communal landscaped gardens, secure communal areas and well-maintained grounds. Residents further benefit from a garage in a separate block and a private storage cupboard within the main reception lobby, valuable additions that enhance both practicality and peace of mind.

Positioned within walking distance of West Park and just minutes from Wolverhampton city centre, the apartment enjoys effortless access to cafés, supermarkets, leisure facilities, university campuses and major transport links. The A41, A449 and M54 are all easily reached, making this an ideal base for commuters and professionals seeking convenience without compromising on quality. Offered with *No Upward Chain*





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Entrance Hall: Radiator built in storage/ airing cupboard and telephone intercom.

Living Room: 14'10'' (4.51m) x 11'3'' (3.42m)
Radiator, coved ceiling and double glazed full height corner picture window to front.

Bedroom One: 14'11'' (4.54m) x 10ft (3.04m)
Having full width built in floor to ceiling wardrobes, radiator, coved ceiling and double glazed picture window to front.

Kitchen: 11'8'' (3.55m) x 5'11'' (1.80m)
Fitted with a traditional suite of light coloured units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with stainless steel single drainer sink unit, wall mounted as fired central heating boiler, recess for gas cooker, plumbing for washing machine, pull out breakfast table/ bar, tiled effect vinyl flooring and double glazed window to front.

Bathroom: 5'7'' (1.71m) x 5'6'' (1.68m)
Fitted with a traditional white suite comprising panelled bath with wall mounted electric shower over, pedestal wash hand basin, low level WC, radiator, vinyl flooring and extractor fan.

Communal Areas & Outside: In the main lobby, is allocated locale storage units. **Exterior:** There is residents driveway from Cranmore Road and Flat 13 is allocated with a garage in a separate block, south of the development.

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Total Floor Area: 496.6sq feet (46.1sq 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





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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.
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