



20 Hanover Court, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

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

20 Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

Asking Price: 100,000

Tenure: Leasehold 125years from 9th June 1986

Service Charge: £2,592.00 per annum (Ground Rent: Included)

Council Tax: Band B – Wolverhampton

EPC Rating: C (71) No: 8591-7329-5240-9459-4926

Total Floor Area: 555.8sq feet (51.6sq 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 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 one of the most favoured positions within the highly regarded Hanover Court development, this well-designed ground floor retirement flat presents an excellent opportunity for purchasers seeking a comfortable home with the potential to restyle to their own taste. Offered on a shared-ownership basis, the property combines independence, convenience and a welcoming community environment, making it an ideal choice for buyers over the age of 60.

Enjoying a prime setting just a short, level walk from the heart of Tettenhall Village, the flat is perfectly placed for easy access to a wide range of amenities including shops, cafés, medical facilities and public transport. With viewing strongly recommended, the property represents an excellent example of its type, offering a generous approx. 555.8 sq ft of accommodation enhanced by radiator gas central heating and double glazing throughout. The layout includes an entrance hall leading to a bright front living room, an inner hallway with a particularly useful large cloaks cupboard, two well-proportioned bedrooms, and both a bathroom and kitchen fitted with traditional suites. Externally, residents benefit from off-road parking, and the flat enjoys the added advantage of a private outdoor storage cupboard located conveniently beside the entrance.

Hanover Court is designed to offer secure, independent living with the reassurance of helpful on-site services. Residents have access to a 24/7 emergency alarm system, and an on-site manager is available two days a week, providing support when needed while maintaining a relaxed and private living environment.

The location is a key highlight. As well as being within walking distance of Tettenhall High Street, No. 20 is ideally placed for bus routes, local shops, popular coffee houses, Tettenhall Green playing fields and pool, and the neighbouring Tettenhall Allotments. Wolverhampton City Centre lies less than 3.5 miles away, and the M54 motorway is easily reached, offering excellent links to surrounding towns and principal cities. Available with no upward chain, this appealing ground floor flat offers a superb blend of convenience, potential and community living. The accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 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 and vinyl flooring.

Living Room: 13'3" (4.04m) x 11ft (3.35m)

Radiator and double glazed window front with fitted blinds.

Inner Hall: Large storage cupboard, radiator and 24/7 emergency alarm

Kitchen: 11ft (3.35m) x 8'6" (2.60m)

Fitted with a traditional suite comprising a range of base cupboards, drawers & suspended wall cupboards, matching work tops, laminate worktops with stainless steel single drainer sink unit, wall mounted Worcester central heating boiler, gas point for cooker, plumbing for washing machine, tiled splashbacks, radiator, vinyl flooring and double glazed window to front.

Bedroom One: 11'4" (3.45m) x 9'7" (2.93m)

Radiator and double glazed window to rear.

Bedroom Two: 9'7" (2.93m) x 8'6" (2.60m)

Radiator and double glazed window to rear.

Bathroom: 6'4" (1.94m) X 6'4" (1.93m)

Fitted with a traditional coloured suite comprising panelled bath with electric shower unit above, low level WC, pedestal wash hand basin, radiator, tiled walls, vinyl flooring, double glazed opaque window to rear and built in airing cupboard.

Advantages of Shared-Ownership Retirement Living

Lower upfront cost — Shared ownership allows you to buy a percentage of the property (often 75%), dramatically reducing the initial purchase price compared with buying outright. This can free up capital for lifestyle, care, or family support.

Purpose-built design — Retirement developments are designed specifically for older residents: level access, wide hallways, secure entry systems, lifts, and ergonomically planned layouts that reduce day-to-day strain.

On-site support — Most developments offer a House Manager, 24/7 emergency call systems, and communal oversight that provides reassurance without compromising independence.

Low-maintenance living — External maintenance, gardening, communal cleaning, and building management are handled for you, removing the burden of upkeep.

Lifestyle-focused locations — Developments are usually placed near shops, medical centres, bus routes, cafés, and parks—ideal for maintaining independence.



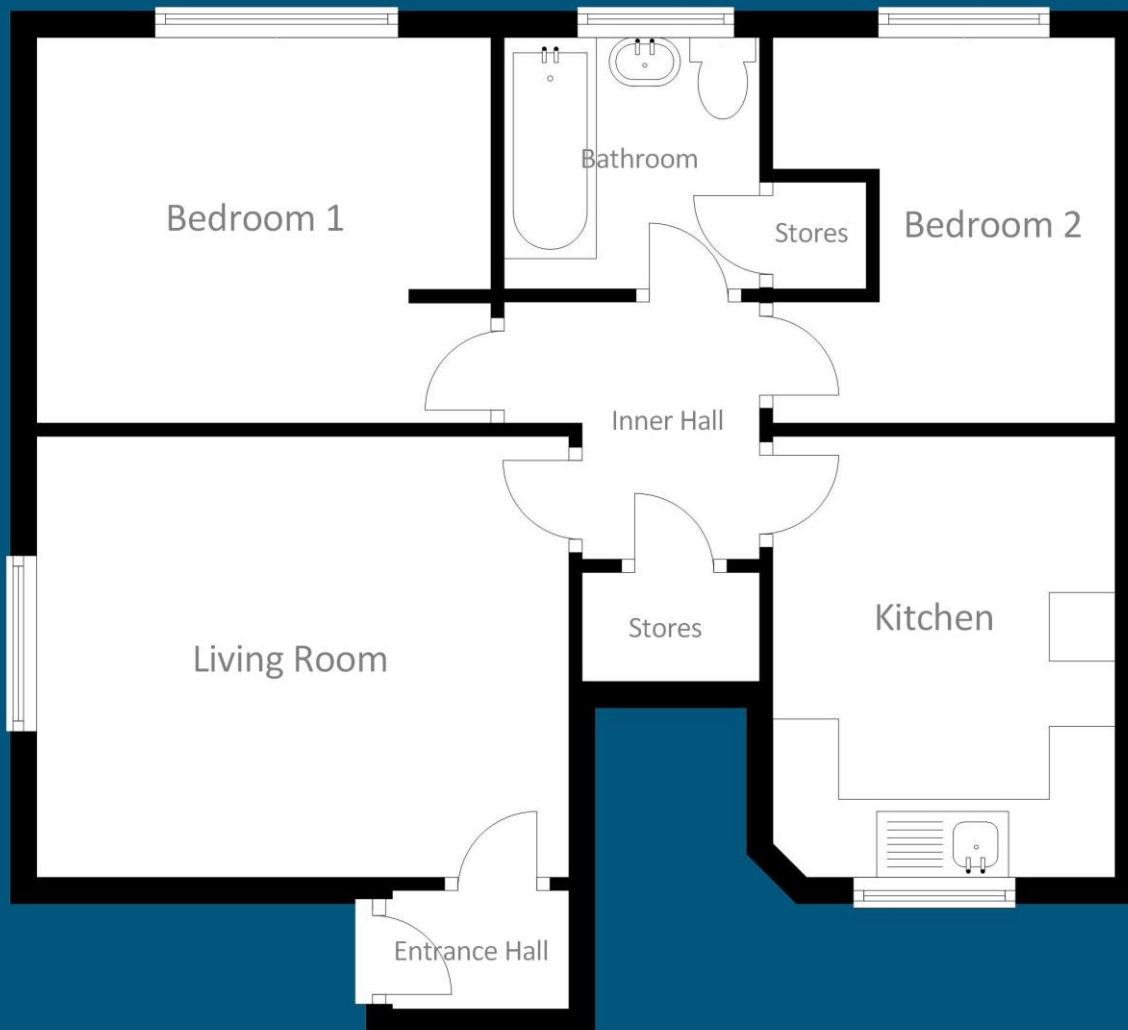


IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which 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: 565sq feet (52.5sq 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.
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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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