15 Danescourt Manor Danescourt Road, Tettenhall, Wolverhampton, WV6 9BH

BERRIMAN
EATON

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A beautifully positioned two bedroomed first floor apartment standing in a modern, gated development with the added advantage of superb views

LOCATION

Danescourt Manor stands in a particularly sought after area within Tettenhall which is, in itself, one of the most exclusive areas within the Wolverhampton conurbation.

The excellent local amenities of Tettenhall are within easy reach and the picturesque open spaces of the Upper Green are within easy walking distance. Wolverhampton City Centre itself is within a few minutes drive, there are regular public transport services and rail services run from Codsall Station which, again, is easily accessible and which benefits from direct connections to Birmingham and Shrewsbury.

DESCRIPTION

15 Danescourt Manor is a fine apartment in this modern, gated development which was created approximately 10 years ago.

The development stands within a well maintained and well laid out communal gardens.

The property has been well looked after by the current seller and is immaculately presented throughout, appointed to an excellent standard and tastefully decorated.

ACCOMMODATION

The front door opens into the HALL. The KITCHEN/LOUNGE/DINING ROOM is fitted with a range of modern wall and base units complemented by fitted work surfaces and a sink. Integrated appliances include a hob with an extractor hood above, fridge, dishwasher and a washer dryer. The room benefits from ceiling lights, a large double glazed window to the rear with fitted shutters and an additional double glazed window to the side, creating a bright space.

BEDROOM ONE is a spacious double room with a double glazed window and an ENSUITE SHOWER ROOM comprising a contemporary suite with a walk-in shower cubicle, vanity unit with a wash basin and drawers beneath, WC, porthole window and tiled flooring. BEDROOM TWO is also a double room with a double glazed window. The BATHROOM is well appointed having a panelled bath with a shower over, wash basin with a vanity cupboard below, WC and a heated towel radiator.

OUTSIDE

Danescourt Manor is approached via wrought iron electrically operated gates with a pedestrian gate to one side over a DRIVEWAY laid in tarmacadam leading to ample parking provision. There are sweeping areas of lawn which are well maintained and the grounds have reached a superb level of maturity.

LEASE DETAILS

The property is held on a lease for a term of 125 years from 1st April 2016. We are advised by the vendors the ground rent is £200 per annum and there is a service charge payable which currently amounts to £100 pcm. We recommend you confirm these details with your solicitor.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast broadband are available
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 check availability and speeds.
The long term flood defences website shows very low risk.

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Wombourne Office
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www.berrimaneaton.co.uk

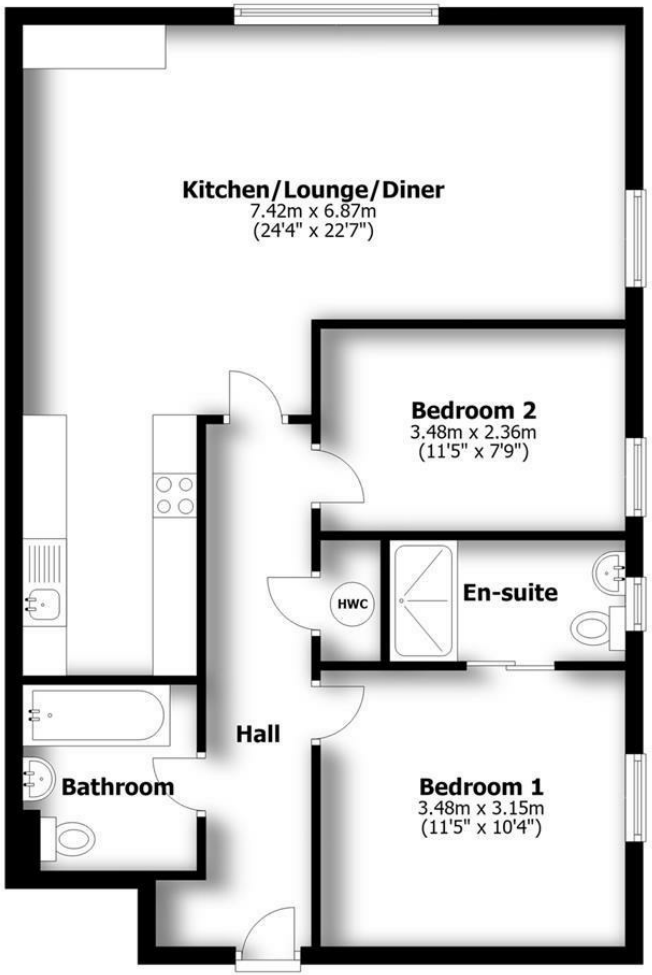
Offers Around
£250,000

EPC:

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.

15 DANESCOURT MANOR

DANESCOURT ROAD, TETTENHALL



First Floor

TOTAL: 70.8sq.m. 763sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE