



*43 Beechwood Court, Tettenhall*

*A Most Attractive One Bedroom Second Floor Apartment In This Favoured Retirement Development In Tettenhall. An Excellent Example Of Its Type!*

**43 Beechwood Court, Corfton Drive, Tettenhall, Wolverhampton, WV6 8PE**

**Asking Price: £79,500**

**Tenure: Leasehold**

**Leasehold Details: 125years from 1<sup>st</sup> August 1987**

**Ground Rent: £494.20 per annum**

**Service Charge: £2,106.62 per annum**

**Council Tax: Band B - Wolverhampton**

**EPC Rating: C (71) No: 0330-2522-6040-2599-0545**

**Total Floor Area: 454.0sq feet (42.2sq metres) Approx.**

**No Upward Chain**

**Services: We are informed by the Vendors that all main services are installed (electric, water & drainage)**

**Broadband – Ofcom checker shows Standard & Superfast are available**

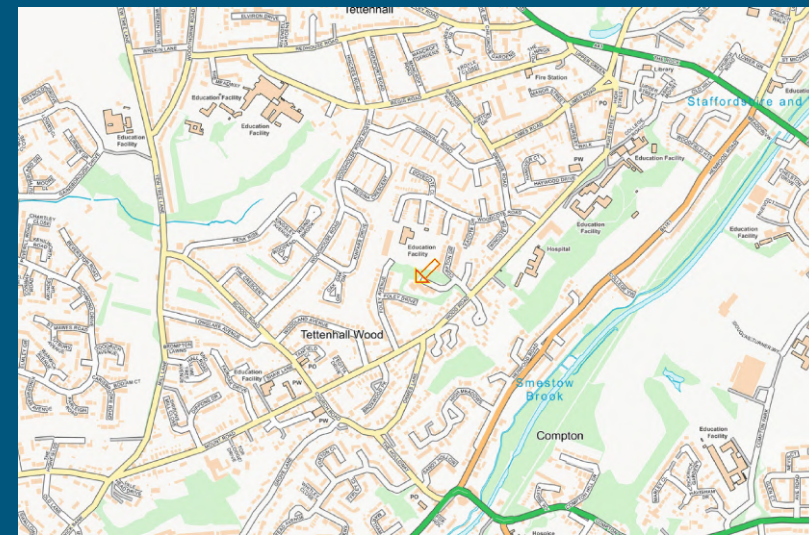
**Mobile: Ofcom checker shows four main providers have good coverage outdoor.**

Beechwood Court is located just off Corfton Drive and therefore situated in one of Tettenhall's favourite addresses with the added benefit of having a number of amenities within walking distance. 43 Beechwood Court is placed on North side of the development and occupies a second floor position with view over the communal grounds & carpark.

Built in the 1980s by renowned retirement developers, McCarthy & Stone, Beechwood Court has been designed to utilise the maximum space with No. 43 enjoying a charming interior and very well maintained over the years, perfect for purchasers requiring a property ready to just move into! With a floor area of approx. 454.0sq feet (42.2sq metres), the apartment includes neutral décor throughout, quality carpets & flooring and both the shower room & kitchen have been refitted with smart suites. Having the benefit of electric storage heaters and double glazing, the accommodation includes entrance hall with built in storage cupboard, double bedroom with built in mirrored wardrobe and smart shower room. The 20ft living room with dining area offers a comfortable living space with an open archway to the kitchen with a white gloss suite.

Designed for residents over 60years of age, this most impressive development has the benefit of lift facilities, on-site estate manager, 24-hour emergency call system, communal facilities including guest suite, laundry facilities, homeowners lounge with weekly social activities and homeowners & guest carpark.

Although located in a quiet & remote setting, the property is in walking distance of Tettenhall Wood shopping parade and within easy reach of the many shops in Tettenhall Village and at Compton, both less than half a mile away. Beechwood Court is also within easy walking distance of both Tettenhall Wood Parish & URC Churches, several coffee shops and Tettenhall Medical Centre. Offered with No Upward Chain and viewing highly recommended to appreciate this excellent example of its type, 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		



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**

**Entrance Hall:** Front door, coved ceiling and walk in stores cupboard.

**Modern Shower Room:** 6'9" (2.05m) x 5'5" (1.65m)

Fitted with a smart white suite comprising corner shower unit, full length vanity unit with storage, recessed WC, wall light & mounted mirror, tiled walls, vinyl flooring and extractor fan.

**Bedroom One:** 14'1" (4.28m) x 8'9" (2.67m)

Built in mirrored double wardrobe, electric storage heater, wall light points, coved ceiling and double glazed window to front.

**Living Room with Dining Area:** 19'8" (6.00m) x 10'6" (3.20m)

Marble style fire place & hearth with decorative surround & electric coal effect fire, electric storage heater, wall light points, coved ceiling and double glazed picture bay window front. An Archway leads to:

**Kitchenette:** 7'3" (2.22m) x 5'7" (1.70m)

Fitted with a matching suite of white gloss units comprising stainless steel single drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, built in electric fan oven, 2-ring electric hob, recess for under counter fridge, tiled splashbacks, strip light & vinyl flooring.

**Mature Landscaped Surrounding Gardens:** Having various patio areas, large shaped lawns, variety of shrubs and trees, surrounding hedging and fencing.

**Service Charge Details:**

- House Manager
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Buildings insurance



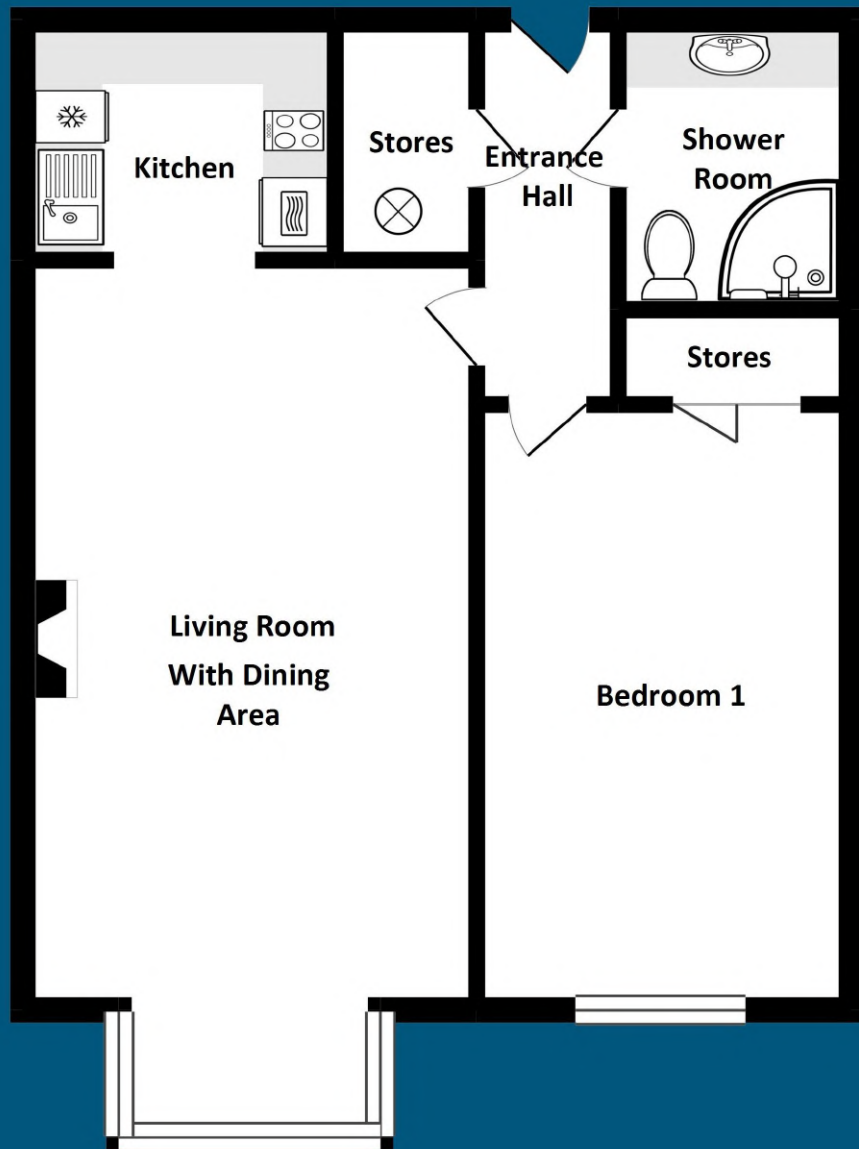


IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.









*43 Beechwood Court,  
Corton Drive, Tettenhall*

**Total Floor Area: 454.0sq feet (42.2sq 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.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.