21 Highgrove, Tettenhall, Wolverhampton, WV6 8LQ

BERRIMAN
EATON

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A superbly situated ground floor apartment with a private terrace standing within a purpose built retirement development in a sought after area.

LOCATION

21 Highgrove stands in a lovely position within the development which is situated within close proximity of both Tettenhall Village and Tettenhall Wood. The development stands in matured grounds and retains the security of being part of a specially designed retirement scheme.

DESCRIPTION

21 Highgrove is a well-proportioned two bedroom apartment with spacious rooms of much calibre and note standing in a purpose built retirement development which benefits from well maintained, communal grounds and gardens.

The property is well appointed throughout with an excellent kitchen and shower room.

The property benefits from double glazing and gas fired central heating and the management company takes care of all external maintenance including maintenance of the grounds and, in case of emergency, there is a fully maintained telephone alarm system. As this is a retirement development there is a requirement that the purchaser should be over the age of 55 years.

ACCOMMODATION

A front door opens into a large RECEPTION ROOM which has ample space for both lounge and dining areas with a walk in double glazed bay window and further double glazed window, a decorative fireplace with electric fire, wiring for wall lights and ceiling coving. A glazed door opens into the INNER HALL with a linen cupboard with slatted shelving and radiator. The KITCHEN has a well-appointed range of white, gloss fronted units with a range of Siemens appliances including an induction hob, electric oven and built in fridge and freezer, a single shelf dishwasher, plumbing for a washing machine, a concealed wall mounted Worcester Bosch gas fired central heating boiler, a walk in double glazed bay window with an open aspect over the grounds and laminated flooring.

BEDROOM ONE is a good double room in size with a built in wardrobe with mirrored, sliding doors and a double glazed window overlooking the grounds and BEDROOM TWO is also a good double room in size with ceiling coving, a built in storage cupboard and a double glazed window and patio door to the rear courtyard. The SHOWER ROOM has a well appointed contemporary suite with a fully tiled double shower cubicle, a vanity unit with inset wash basin with cupboards beneath and a WC with concealed flush, tiled walls and floor and a mirror fronted shelved storage cupboard above the basin.

OUTSIDE

Highgrove stands within well maintained communal grounds and gardens with this apartment benefiting from a rear terrace which is Astroturfed with wood panelled fencing, gated side access, a timber garden shed and a delightful, woodland aspect.

The apartment benefits from an allocated parking space.

LEASE DETAILS

The property is leasehold and is held on a lease for a term of 150 years from 19th December 2022, which will renew with the new ownership. There is a peppercorn ground rent and currently a service charge payable of £1,132.68 per quarter which includes the cost of external maintenance, maintenance of the communal grounds, buildings insurance, window cleaning and the provision of a site manager.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is LEASEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast 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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01746 766499
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Wombourne Office
01902 326366
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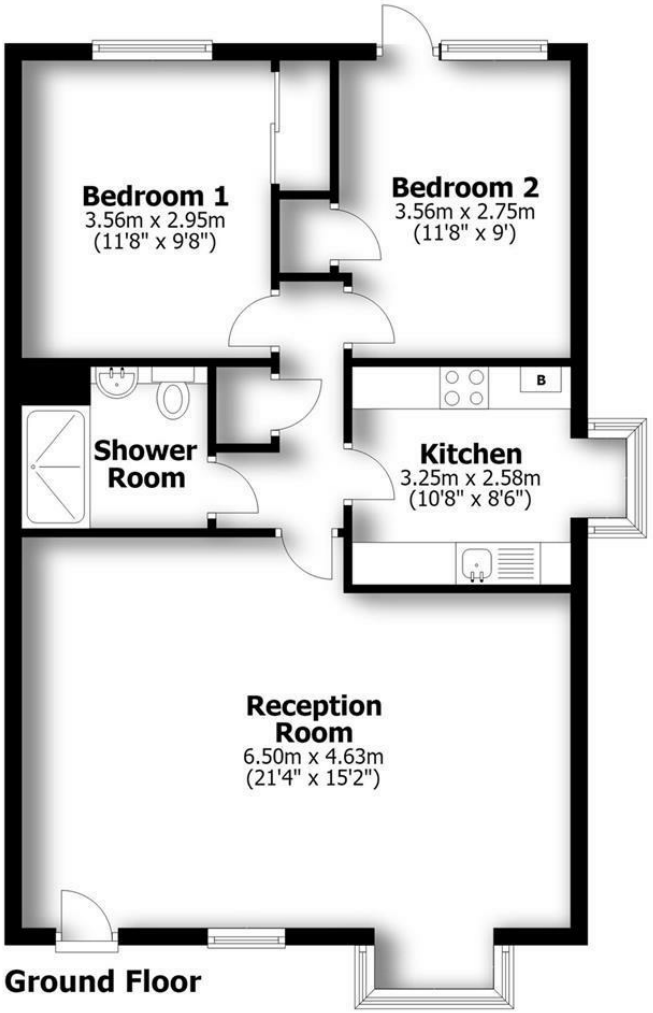
www.berrimaneaton.co.uk

Offers Around
£195,000

EPC: C

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.

21 HIGHGROVE
TETTENHALL



Ground Floor

TOTAL: 68.5sq.m. 738sq.ft.

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

SIEMENS