



18 Bromfield Court, Mount Road Tettenhall Wood, Wolverhampton, WV6 8JA

BERRIMAN
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A superbly located second floor apartment standing in a popular and convenient position within walking distance of the centre of Tettenhall Wood with its wide range of facilities and within easy reach of regular public transport services

LOCATION

Bromfield Court stands close to the heart of Tettenhall Wood with its range of local facilities and is within striking distance of Tettenhall village. There is easy access to the extensive amenities afforded by the city centre itself and regular public transport services run from Tettenhall Wood.

DESCRIPTION

The apartment provides well-appointed and well-proportioned living accommodation which is of an excellent size for a property of this nature. There is a generous reception room, dining kitchen, two double bedrooms, bathroom and a separate WC. There are communal grounds and provisions for parking.

ACCOMMODATION

Stairs rise to the second floor landing with a panelled front door opening into the HALL with a storage cupboard. From there a door opens into the LOUNGE with a full width picture double glazed window and French door to a BREAKFAST BALCONY enjoying a superb outlook with views over Wolverhampton beyond, a further large double glazed window to the side, a feature wall with exposed brick and an open doorway to the DINING KITCHEN with a range of wall and base mounted cream faced, panelled units, oak flooring, space for a gas cooker with stainless steel extraction chimney above, plumbing for a slim-line dishwasher, plumbing for a washing machine, sink unit, space for a tall fridge freezer, a wall mounted gas fired central heating boiler, part tiled walls, a window to the front and a co-ordinating breakfast bar inter-connecting to the DINING AREA with a further range of wall and base mounted units. The INNER HALL has a large AIRING CUPBOARD.

BEDROOM ONE is a double room in size with a rear double glazed window.

BEDROOM TWO is also a double room with a double glazed window to the rear. The BATHROOM comprises a white suite of a panelled bath, fully tiled corner shower cubicle and vanity washbasin with cupboards beneath, tiled floor, tiled walls and a double glazed window. There is a separate WC with a double glazed window, tiled floor and tiled walls

OUTSIDE

18 Bromfield Court is encircled by pleasant communal grounds and is located within a quiet slip road providing parking provision.

LEASE DETAILS

The property is held on a lease for a term of 125 years from 6th August 1990 at a current ground rent of £10 per annum. There is a service charge payable which we are currently waiting for the details to be confirmed. We recommend you arrange for your solicitor to verify the details.

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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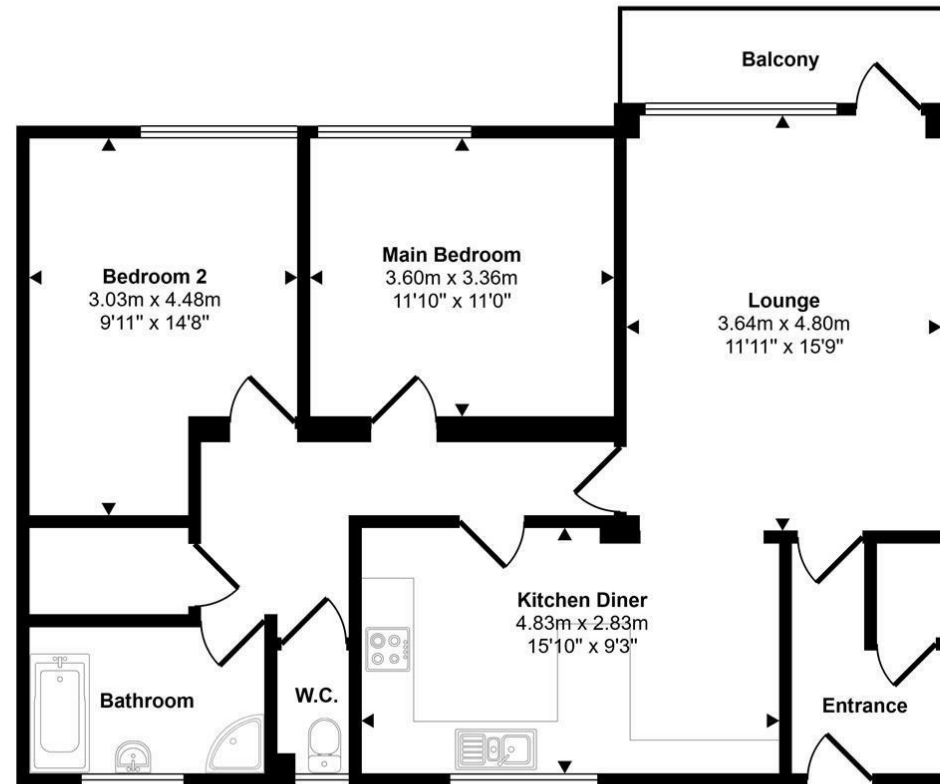
Offers Around
£169,950

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.



Approx Gross Internal Area
79 sq m / 856 sq ft



Floorplan

