14, Clock Gardens, Stockwell Road, Tettenhall, Wolverhampton, WV6 9PS

BERRIMAN
EATON

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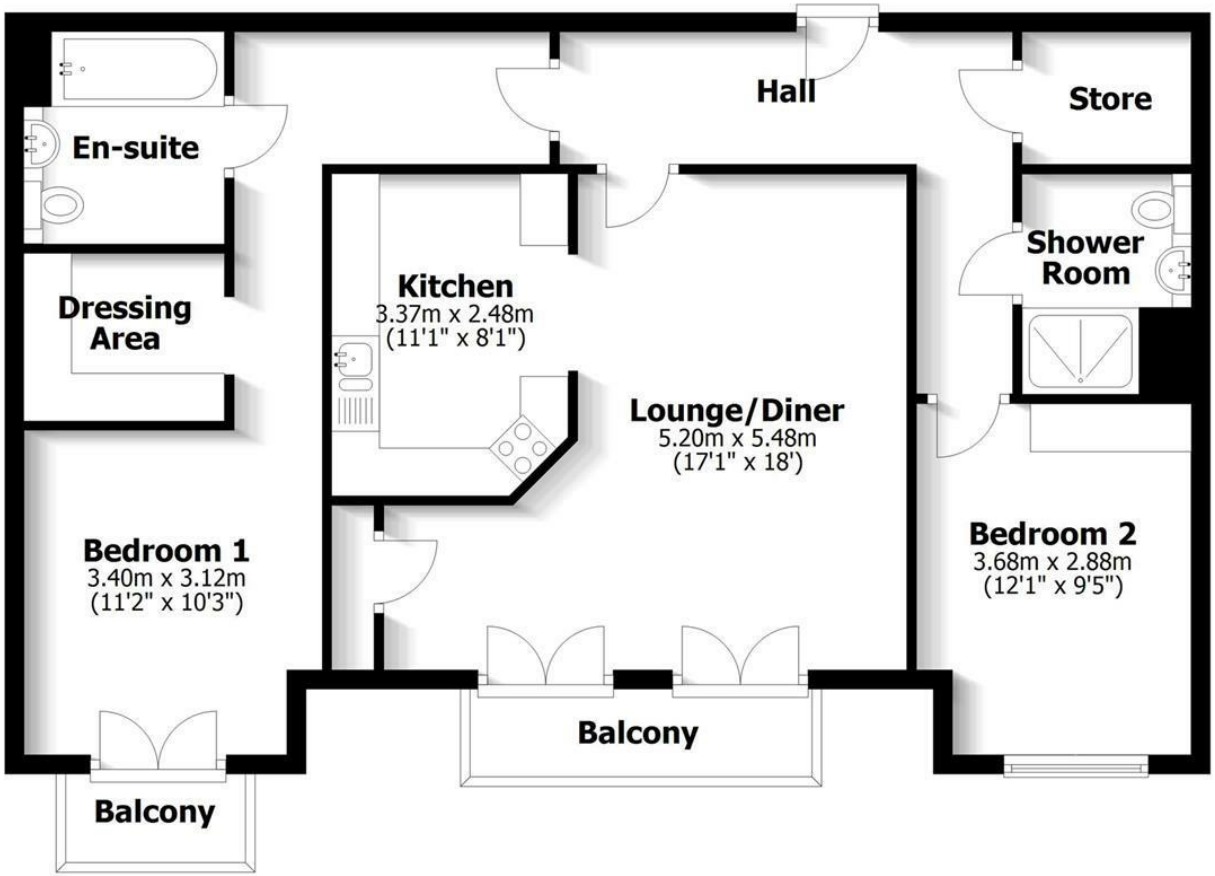
The property forms part of a superb over-55s development and is an unusually spacious and luxuriously appointed two-bedroom apartment throughout, with a lift serving all floors. It is set within an age-exclusive scheme surrounded by superb gardens in the heart of Stockwell End. NO UPWARD CHAIN.

14 CLOCK GARDENS
STOCKWELL END

TOTAL: 86.4sq.m. 930sq.ft.

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



First Floor

LOCATION
Clock Gardens stands within the heart of Stockwell End which has always been considered to be one of the most prestigious and sought after addresses in the Wolverhampton conurbation. The development occupies an idyllic position alongside the Upper Green and is well screened by surrounding trees and shrubs which help to secure privacy and seclusion.

Wolverhampton Lawn Tennis and Squash Club is nearby, Wolverhampton Cricket Club and The South Staffordshire Golf Club are within walking distance and the picturesque open spaces of the Upper Green provide charming, open recreational spaces.

DESCRIPTION
Clock Gardens itself is a gated development which has been designed to blend in well with the local, period architecture of Old Tettenhall with gables and turrets the building providing a fine architectural detailing. Each of the apartments within the development is constructed and planned to a meticulous standard with spacious accommodation which is unusual for apartments within the area.

Designed exclusively for the over 55's the apartments provide peaceful and quiet abodes within which to enjoy retirement years and the scheme provides the ideal lock up and leave lifestyle home. The communal lounge provides a social area with doors to the communal gardens. The properties benefit from gas fired combination boilers, double glazing and have satellite connection.

ACCOMMODATION
The front door opens into the HALL with a useful, large cloaks and storage cupboard. There is an L-shaped RECEPTION ROOM with ample space for both seating and dining with two pairs of French doors opening onto the balcony overlooking the front, there is an electric fire set in a stone surround and a useful storage cupboard housing the wall mounted gas central heating boiler. There is an opening to the KITCHEN with a contemporary range of cream fronted wall and base units with working surfaces, under counter lighting, an under mounted sink, a range of integrated Neff appliances including an oven, a microwave, washer dryer, a slimline dishwasher and a fridge freezer, a four ring electric hob with filtration unit above and tiled flooring.

The PRINCIPAL BEDROOM SUITE has a good size double bedroom with French doors opening onto a second balcony overlooking the front, there is a DRESSING AREA with a range of wardrobes and drawers and an EN-SUITE BATHROOM with a bath with a waterfall shower head and separate hose, a vanity unit with wash basin, cupboards and WC, tiled floor, part tiled walls and a heated ladder towel rail. BEDROOM TWO is currently being used as a dressing room and has fitted wardrobes, a double glazed window to the front and a knee hole dressing table with drawers and cupboards. The SHOWER ROOM has a tiled shower cubicle with waterfall head and separate hose, vanity unit with wash basin with cupboards beneath and WC, tiled floor, part tiled walls and a heated ladder towel rail.

OUTSIDE
The apartment scheme stands within a fine plot and benefits from charming, landscaped gardens with a light and sunny south westerly aspect. There is an allocated parking space with further visitor parking available.

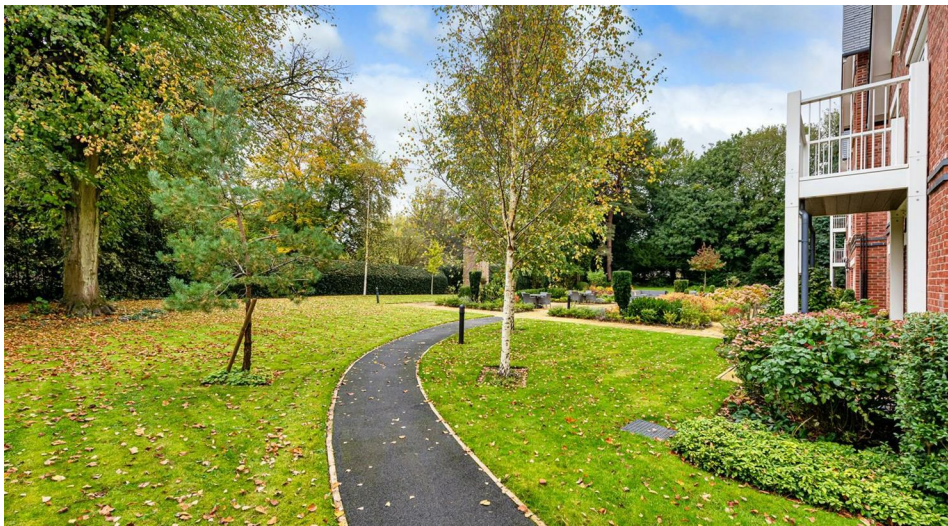
LEASE
The property is held on a 999 year lease from 1st June 2017. There is currently a service charge payable of £4,874 per annum and a ground rent payable of £495 per annum.

We are informed by the Vendors that all mains are connected
COUNCIL TAX BAND E – 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.

Offers Around £259,950

EPC: B

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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