



55 Beechwood Court,
Corfton Drive,
Wolverhampton,
WV6 8PE

nick tart

Key Features

- Communal entrance hall & residents lounge
- Laundry facilities
- Lift to the first and second floors
- Entrance hall
- Sitting room & dining area
- Fitted kitchen
- Double bedroom with fitted furniture
- Shower room
- Car parking & visitor spaces available
- Lovely communal gardens
- Monday to Friday 9 till 5 residential manager in situ
- 24 hour pull cord assistance by care line

Contact Us

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Beechwood court itself is situated within a much sought after location within a mature setting and provides excellent in house facilities for those discerning buyers looking for an independent life style change within a secure environment.

The accommodation which enjoys both economy seven storage heating and double glazing further comprises of...

Entrance hall with a large storage cupboard and recessed spot lighting.

Sitting room having feature fireplace with living flame coal effect electric fire with marble inset and matching hearth, coved ceiling and wall light points.

Dining area having a walk in bay window with a lovely aspect of the communal grounds.



Outside

Outside there are lovely mature grounds with **parking** for residents and guests and within the development there is a residents lounge with a kitchenette, laundry room and onsite management for peace of mind.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

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Fitted kitchen having matching suite of units comprising of single drainer enamel sink unit with range of cupboards with matching work tops, incorporating built in ceramic hob, undercounter fridge and freezer, range of wall cabinets, recessed lights, tiled walls, coved ceiling and double glazed window.

Double bedroom having range of fitted furniture and a double glazed window overlooking the grounds.

Good sized **shower room** having large walk in double width shower cubicle, vanity unit, close coupled WC, heated chrome towel rail and coved ceiling.



EPC: C77

Tenure – we are advised the property is Leasehold.

Lease length: 125 years from 1.08.1987

Ground rent: ask agent

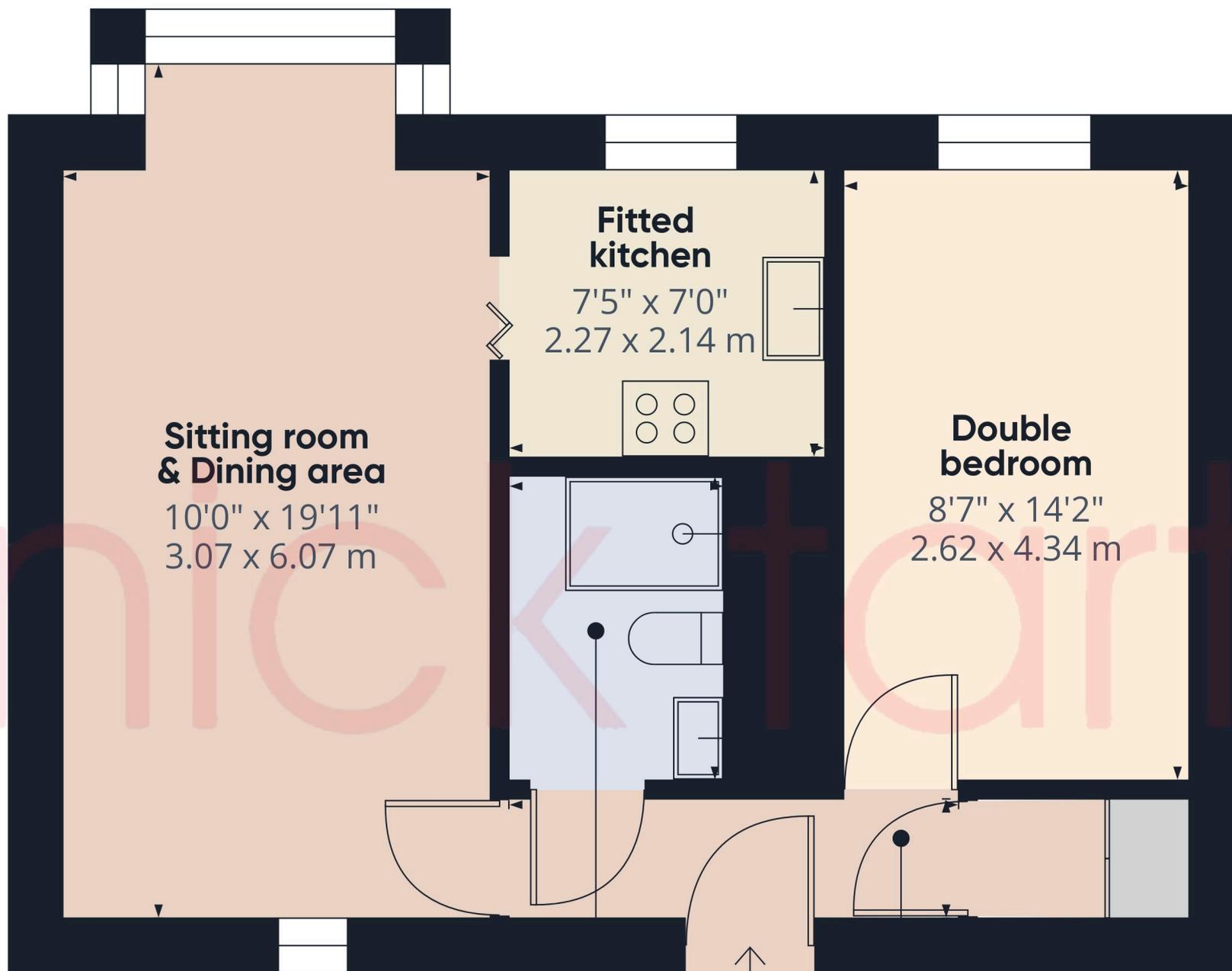
Service charge: ask agent

Services – we are advised all mains services are connected.

Council Tax – **Band B** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



**Sitting room
& Dining area**

10'0" x 19'11"
3.07 x 6.07 m

**Fitted
kitchen**

7'5" x 7'0"
2.27 x 2.14 m

**Double
bedroom**

8'7" x 14'2"
2.62 x 4.34 m

Bathroom

5'5" x 7'0"
1.67 x 2.15 m

Entrance hall

10'9" x 3'0"
3.28 x 0.93 m

Approximate total area⁽¹⁾

458 ft²
42.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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