



**LEE COOKE**  
ESTATE AGENCY GROUP

Apartment 19 Hollyhock Court 118b Tettenhall Road WV6 0BL

Offers In Region Of £160,000

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## Apartment 19 Hollyhock Court 118b Tettenhall Road WV6 0BL

Welcome to Hollyhock Court, off Tettenhall Road – A beautifully presented and chain-free luxury apartment, perfectly positioned within a sought-after conservation area offering great access to both Wolverhampton City centre and Tettenhall village.

This top-floor apartment offers contemporary living with the convenience of an excellent location. Accessed via a secure communal entrance with further secure gated car parking, the property ensures peace of mind. Internally, a welcoming inner entrance hallway leads to a spacious open-plan entertainment lounge, kitchen, and diner, thoughtfully designed for modern lifestyles.

The apartment features two well-proportioned bedrooms, including a main bedroom with an en-suite, and a separate family bathroom.

Hollyhock Court presents an ideal opportunity for those seeking a sophisticated home with easy access to amenities. Tettenhall and Wolverhampton town centres are conveniently located nearby, offering a wide array of shopping, dining, and leisure options.





## Location & Area

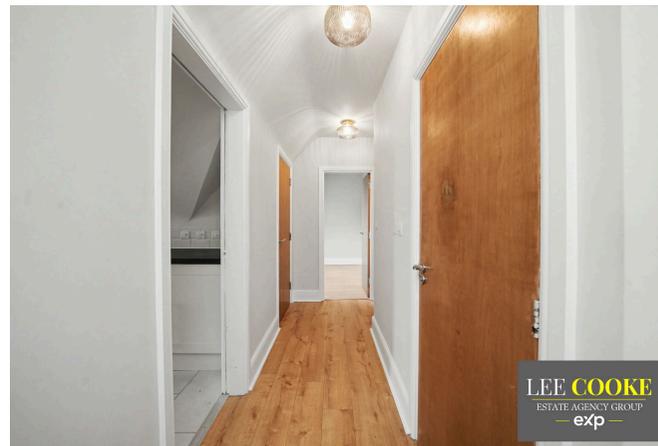
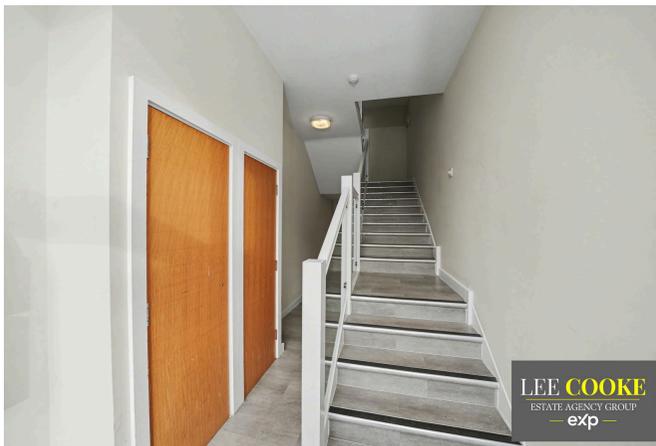
Situated just off the popular Tettenhall Road, on the edge of Balfour Crescent, Hollyhock Court offers excellent commuting links to both Tettenhall and Wolverhampton town centres. Residents will enjoy a diverse selection of shops, public houses, eateries, cafes, and restaurants, along with readily accessible doctors and dentists. The area also boasts a selection of historic surroundings, including Tettenhall Park, providing ample opportunities for outdoor recreation.

## Communal Entrance Hall

Accessed via a secure entry system, with stairs rising to the second floor landing.

## Inner Entrance Hall

Featuring two storage cupboards, a central heated radiator, smoke alarm, phone entry system, laminate flooring, and doors leading to various rooms.





## Open Plan Entertainment Lounge, Kitchen & Diner

22'9" x 10'9" Max into vaulted ceiling

Having a double glazed window to rear, two central heated radiators, further skylight to ceiling, a selection a fitted wall and base units with roll top work surfaces. Integrated dishwasher, Integrated fridge freezer, electric hob with oven and fitted sink unit. Part laminate floor, part tiled floor, and a door leading into the inner entrance hall.

## Bedroom One

12'5" x 14'0" (max) x 9'6"

A comfortable bedroom with a double-glazed window to the front, central heated radiator, laminate flooring, and a door leading to the en-suite.

## Bedroom Two

12'0" x 9'0" (max)

Further benefiting from a double-glazed window to the front, a central heated radiator, and laminate flooring.

## Family Bathroom

Fitted with a panelled bath, low-flush toilet, pedestal wash basin, extractor fan, heated towel rail, tiled floor, and part-tiled walls.

## En-suite

Equipped with a walk-in shower area, low-flush toilet, pedestal wash basin, heated towel rail, extractor fan, and part-tiled walls.

## Rear Car Parking

Secure gated access leads to the allocated car parking area, which includes a communal bin store.

## Communal Grounds

The property features well-maintained communal lawned areas with mature trees, plants, and shrubs, bordered by a brick-built wall with wrought iron fencing and a gate leading to the main entrance.





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## Floorplan

 Denotes head height below 1.5m

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