

**18 Upper Street
Wolverhampton, WV6 8QG**

Offers in the region of £169,950

AN IMMACULATELY PRESENTED TWO BEDROOM APARTMENT IDEALLY LOCATED IN THE HEART OF THE PICTURESQUE TETTENHALL VILLAGE

This property has recently been refurbished throughout to an extremely high standard and briefly comprises entrance hall, living/dining room, kitchen, two light and airy double bedrooms and family bathroom. The property benefits from double glazing throughout and is arranged over two floors.

Positioned within the popular Tettenhall Village this property is conveniently situated with a variety of local facilities and amenities on the doorstep.

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LOCATION

Located in the heart of Tettenhall village, the property is within walking distance of local shops, schools and amenities, transport links and the popular Tettenhall Green. The village has an array of shops including hairdressers, convenience stores, butchers, card shop, coffee shops, green grocers, chemist and restaurants.

FRONT



With well maintained gardens, the front entrance leads to this property, which is located on the ground floor.

HALL

15'3" x 5'11" (4.65 x 1.81)



An inviting hallway having carpeted flooring, electric storage heater, storage cupboards and under stairs storage, doors to the kitchen and living/dining room and stairs to the first floor.

KITCHEN

12'9" x 8'4" (3.91 x 2.55)



An impressive kitchen with windows to the rear, plain ceiling coving, electric storage heater, part tiled walls, laminate flooring, matching drawers, wall and base units, wood effect worktops, integrated appliances including electric oven and electric hob with extractor over and serving hatch through to the living/dining room.

LIVING/DINING ROOM

13'6" x 14'7" (4.12 x 4.47)



A tasteful, spacious and light filled room, with windows to the rear, laminate flooring and two electric storage heaters.

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LANDING

9'3" x 6'2" (2.82 x 1.90)



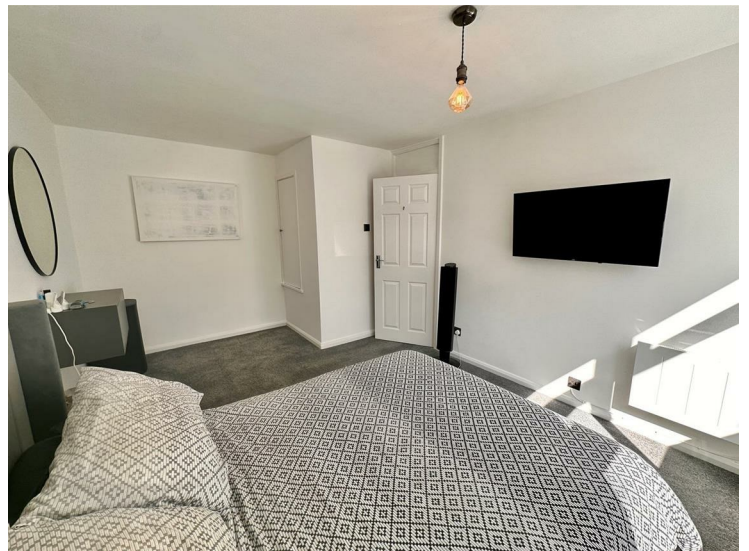
With carpeted flooring and doors to the two bedrooms and the family bathroom.

PRINCIPAL BEDROOM

10'2" x 14'3" (3.11 x 4.35)



A spacious and bright room, with windows to the rear, carpeted flooring, built in storage cupboard with hanging rail and electric storage heater.



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BEDROOM TWO

8'9" x 12'10" (2.68 x 3.92)



A good sized second double bedroom with windows to the rear, electric storage heater, two built in wardrobes and carpeted flooring.



BATHROOM

7'1" x 8'0" (2.16 x 2.46)



A contemporary bathroom, having obscure window to the rear, vinyl flooring, designer grey radiator, airing cupboard housing the hot water tank, part tiled walls, hand washbasin set within vanity unit, close coupled w.c. with wall hung vanity unit over, bath with grey bath panel and electric shower over and a black grid shower screen.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - B

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC

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calculations and is therefore approximate and will include only habitable areas.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

LEASEHOLD

We have been informed by the Vendor(s) that the current service charge is £405 per annum, the current ground rent is £10 per annum and there are 99 remaining years on the lease (as of 2023)

POSSESSION

Vacant possession will be given on completion.

SERVICES

We are informed by the vendor that there is no gas to this property.

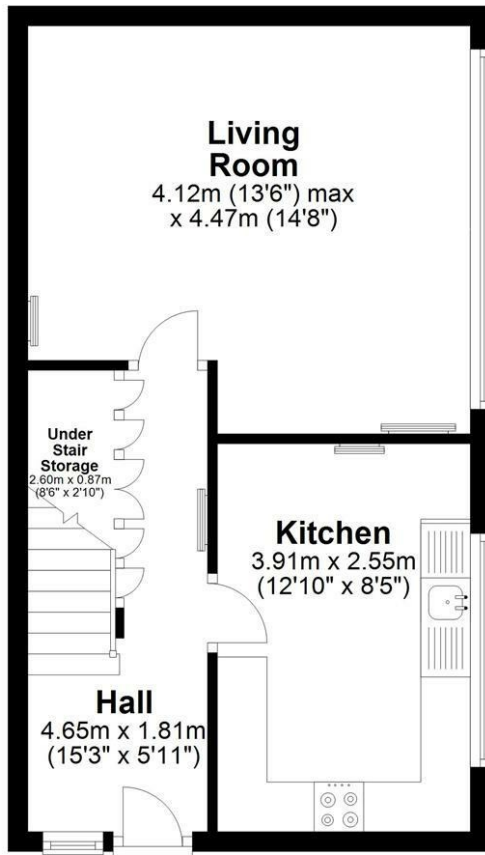
VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.



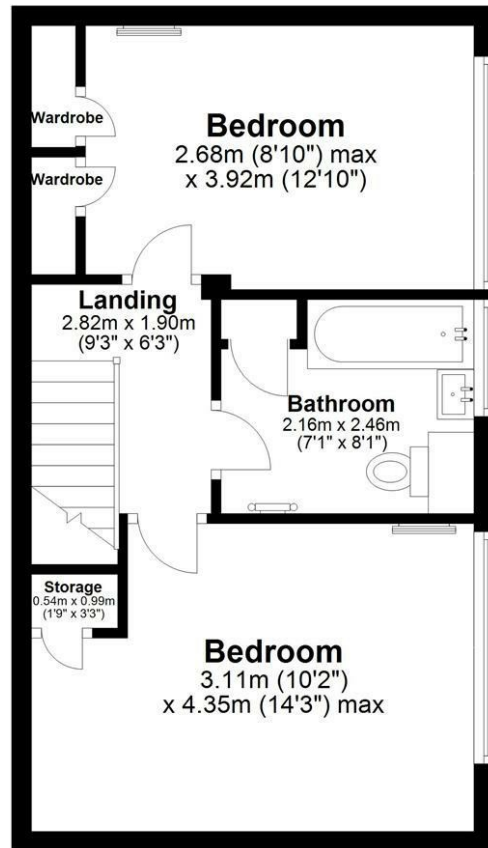
Ground Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



Total area: approx. 72.3 sq. metres (778.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	