



**College Court, High Street
Tettenhall, Wolverhampton, WV6 8QP**
Offers in the region of £120,000

A WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT IN THE HEART OF TETTENHALL VILLAGE - NO UPWARD CHAIN

Situated in a highly regarded area, this property has a wide range of amenities on its doorstep, including hairdressers, convenience stores, post office, cafes, butcher, bars, bank, restaurants, cobbler, pharmacy and green grocers. It is also within short walking distance of regular bus services and the popular and scenic Tettenhall Green.

The accommodation comprises, in brief, open plan lounge/kitchen with a well equipped fitted kitchen, double bedroom, shower room and a garage. Benefiting from double glazing throughout and intercom entry to the front and rear.

OUTSIDE



Set in well maintained communal grounds, with landscaped gardens to the front and rear and gated keypad access to the visitors car park and garages.



OPEN PLAN LOUNGE/KITCHEN

19'10" x 11'1" (6.05 x 3.39)



Entrance into the property leads directly into the open plan lounge/kitchen which is full of natural light due to the three large windows which overlook the gardens.

The lounge area has carpeted flooring, electric wall heater, airing cupboard and door into the large cubby hole providing useful storage space.

The kitchen area has lino flooring, matching wall and base units, laminate worktops and integrated electric oven and hob. With space and plumbing for white goods.





SHOWER ROOM



Having obscure window to the side, lino flooring, fully tiled walls, wall to wall shower, concealed cistern wc and vanity unit with inset hand washbasin.

BEDROOM

9'10" x 7'4" (3.02 x 2.25)



Having carpeted flooring, obscure window to the side and electric wall heater.

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 - A

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.

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 £195 per calendar month, there is no ground rent charge and there are 958 years remaining on

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the lease as of January 2024.

Please note that it is prohibited for this property to be an Air BnB business under the terms of the lease.

Pets are not allowed.

POSSESSION

Vacant possession will be given on completion.

SERVICES

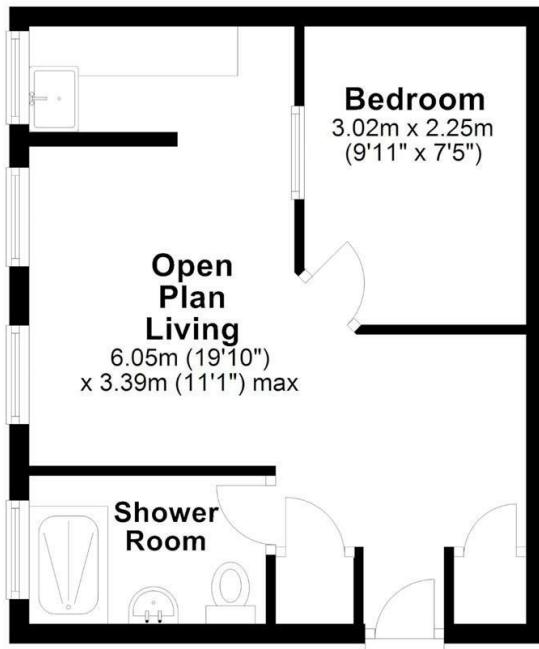
We are informed by the vendor that all mains services are connected.

VIEWING

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



First Floor



10 College Court

Tettenhall

Approximate gross internal area of

30.5 sq.m. 328.3 sq.ft.

MEASUREMENTS ARE APPROXIMATE.
NOT TO SCALE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C	62	
(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	

Environmental Impact (CO ₂) 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	