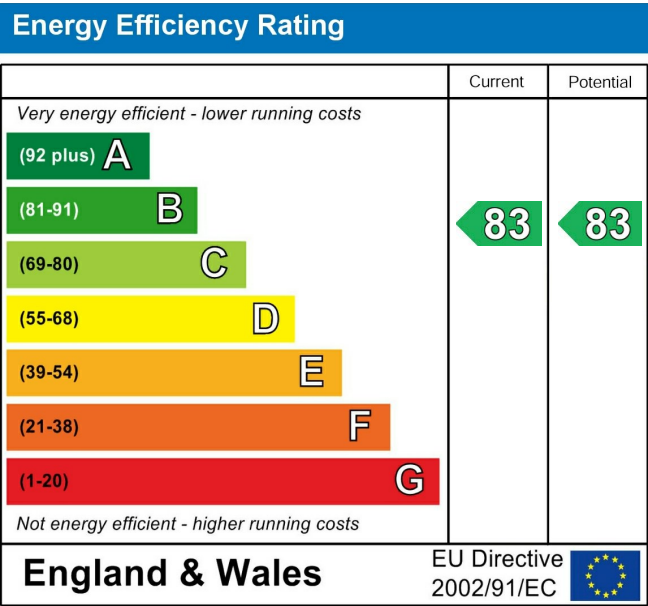
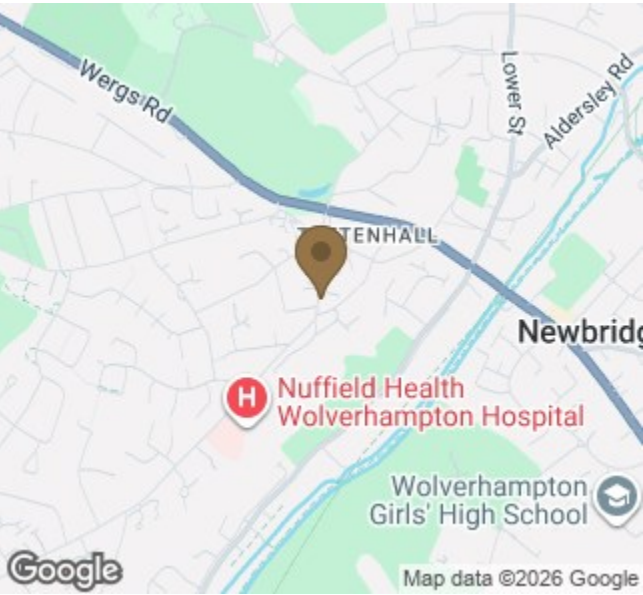
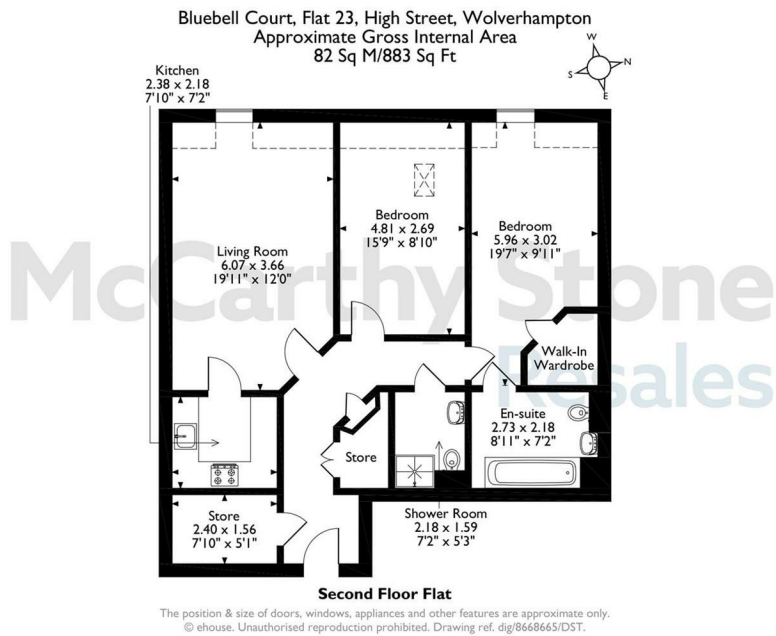




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



23 Bluebell Court

High Street, Wolverhampton, WV6 8QW

2 2 **Council Tax Band: E**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Bluebell Court could be the ideal place for you. Contact our team to arrange an appointment to view.

**Offers in the region of
£285,000 Leasehold**

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- A delightful Two Bedroom Second Floor Apartment
- McCarthy Stone Retirement Living for Over 60's
- Homeowners Lounge where social events take place
- Guest suite for visiting family & friends
- Landscaped gardens
- 24-hour emergency call systems
- Fire detection equipment & intruder alarms
- House Manager for peace-of-mind
- Lift to all floors
- Secure entry system

McCarthy & Stone

Resales.

23 Bluebell Court, Wolverhampton

Bluebell Court

For those looking to move to Tettenhall, you can really enjoy the best of both worlds - picturesque charm with modern convenience. It is arguably the most desirable residential suburb of Wolverhampton, with two village greens and ample rural beauty. Bluebell Court is situated in a great location, only a short distance from local amenities, including a supermarket, post office, bank and doctors.

The development is located within Tettenhall Conservation area, less than half a mile from Smestow Valley Nature Reserve. The reserve provides picturesque walks through meadows and woodland, with an abundance of wildlife – perfect for nature lovers. Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home.

You can relax, knowing that there’s a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who’s calling for you before letting them in.

Retirement Living

Retirement Living is the perfect blend for many buyers. You will have your own beautiful and spacious apartment, situated close to local amenities and transport links, with a roomy on-site social lounge if you feel like spending time with your neighbours. Best of all, we take care of all the gardening and maintain the outside of your property – meaning you can devote more of your time to doing the things you most enjoy.

Moving Made Easy

Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in

to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Security door entry system with intercom and emergency pull intercom. Doors lead to the kitchen, bedrooms, living room and shower room.

Living Room

A well-proportioned living room. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Large double glazed window. Freestanding Washer/Dryer and dishwasher.

Master Bedroom

A good sized double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. A double glazed window. Door to the bathroom ensuite.

Ensuite

The master bedroom has the convenience and luxury of a bathroom ensuite. Being fully tiled and comprising of a paneled bath with shower over, vanity unit wash hand basin, WC with concealed cistern, heated towel, emergency pull cord.

Bedroom Two

A second double bedroom offering a variety of uses. Ceiling light, TV and phone point. A double glazed window.

Shower Room

A fully tiled shower room with shower cubicle, vanity unit wash hand basin, WC with concealed cistern, heated towel, emergency pull cord.

2 | 2 | Offers in the region of £285,000

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge £5,892.52 for financial year ending 31/09/27.

Lease Information

Lease: 125 years from the 1st June 2015

Ground rent: £495 per annum

Ground rent review: 1st June 2030

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

