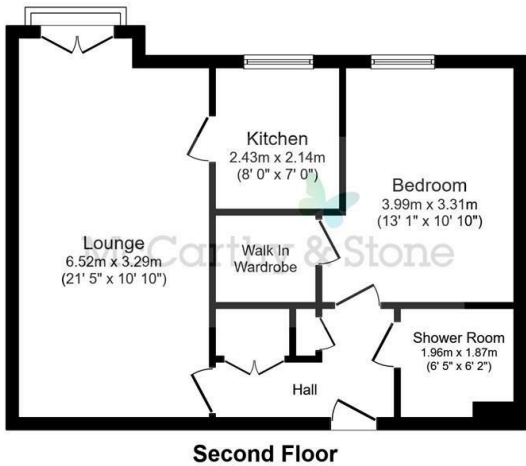


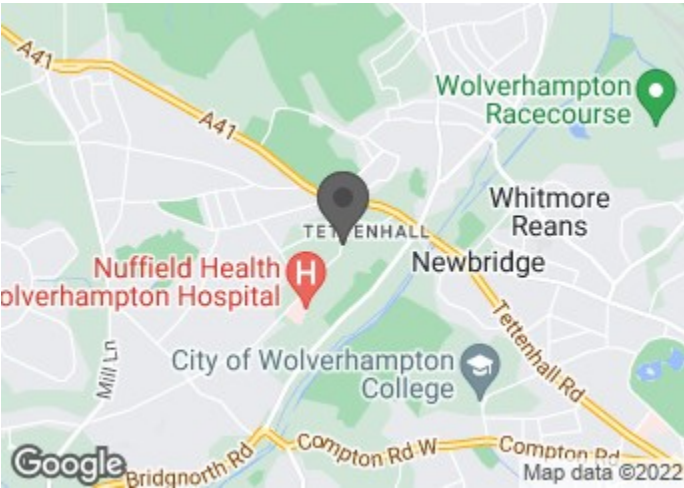
McCARTHY STONE  
RESALES

20 BLUEBELL COURT  
HIGH STREET, WOLVERHAMPTON, WV6 8QW



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COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE  
RESALES

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**\*\*IMMACULATE\*\* ONE BEDROOM SECOND FLOOR McCARTHY & STONE RETIREMENT LIVING APARTMENT WITH JULIETTE BALCONY OVERLOOKING THE GARDEN**

**PRICE REDUCTION**  
**ASKING PRICE £185,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# BLUEBELL COURT, HIGH STREET,

## 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.

## 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, bedroom, living room and bathroom

## LIVING ROOM

A well-proportioned living room with Juliette balcony. 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. Washer/Dryer.

## BEDROOM

A good sized double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. A large double glazed window over looking the gardens.

## SHOWER ROOM

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



# 1 BEDROOMS £185,000

## INCLUSIONS

The property will be sold to include flooring as fitted, fixed lighting, and blinds/curtains.

## LEASE INFORMATION

Lease length: 125 years from 2015  
Ground Rent: £425 per annum  
Ground Rent Review: June 2030

## 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

The service charge for this property is £2,789.88 per annum (up to financial year end 30/09/2023).

