

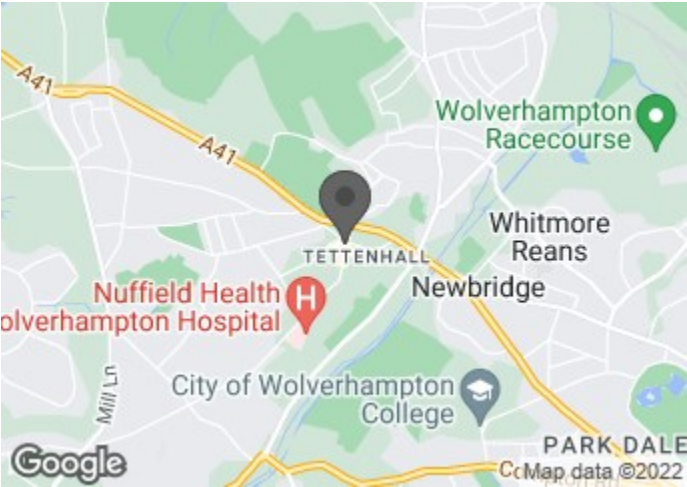
Total floor area 88.2 sq.m. (949 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**2 BLUEBELL COURT  
HIGH STREET, WOLVERHAMPTON, WV6 8QW**



A HIGHLY SORT AFTER, SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR McCARTHY & STONE RETIREMENT LIVING APARTMENT \*\*  
WITH EN-SUITE TO MASTER AND WALK IN WARDROBE \*\*

**OFFERS IN THE REGION OF £350,000**

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# BLUEBELL COURT, HIGH STREET, TETTENHALL, WOLVERHAMPTON

## BLUEBELL COURT

Bluebell Court is a stunning development of 1 and 2 bed Retirement Living apartments located on College Road in Tettenhall. This modern and spacious development is superbly located a few metres from the high street featuring a range of shops, a bank and supermarket. This Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, but are free from worries about external maintenance or gardening. For further peace of mind there's a door entry system linked to your TV, so you can see who's there before letting anyone in and a 24 hour emergency call system, giving assistance whenever you need it. This development has everything you need to get on with a full and active life. There is a homeowners lounge and landscaped gardens where you can enjoy the company of friends and family. There's even a guest suite with TV and tea and coffee making facilities so you can invite your friends and family to come and stay (subject to availability and usually for a fee around £25 per night). It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## ENTRANCE HALL

A front door with spy hole and letter box opens into the entrance hall. From the entrance hall you have door off to a very good size storage cupboard which houses the hot water tank and a washer/dryer machine. All



other doors lead to the living room, shower room and both bedrooms. The door entry system and emergency response system is located here. along with a smoke detector. The apartment is also fitted with a Ventilation system and Under floor heating throughout.

## LIVING ROOM

A dual aspect spacious living room with a near floor to ceiling double glazed window and then a further patio glass door with side window leading out to a small walk out patio area. TV & Sky+ connection point. Telephone point. Power sockets. Ceiling light fitting. An oak effect part glazed door leads into the separate kitchen.

## KITCHEN

Fitted kitchen with a range of wall and base units. Integrated fridge/freezer. Built in oven. Four ringed induction hob with chrome extractor hood over. Stainless steel sink unit, with drainer and mixer tap sits beneath a double glazed window. Tiled floor and splash back.

## MASTER BEDROOM

A good sized double bedroom with central light fitting. Feature double glazed window nearly full height with sill. TV and telephone point. Door off to walk in wardrobe with shelves and rails providing lots of storage facility. Further door to en-suite bathroom.

## EN-SUITE BATHROOM

A fully tiled bathroom including a low level bath with grab rails and shower fitting over. Vanity



# 2 BED | £350,000

unit wash hand basin with storage below and fitted mirror above. WC. Wall mounted heated towel rail. Emergency pull-cord.

## SECOND BEDROOM

A very good sized second double bedroom with a double glazed window, Door off the bedroom to a large store/ walk in closet. TV socket and power points.

## SHOWER ROOM

A luxury fully tiled shower room with wash hand basin, WC and double width shower cubicle. Ceiling light with four spot lights. Heated towel rail. Wall heater, Emergency pull-cord. Fitted mirror.

## 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.

Service charge: £3,886.54 per annum (for financial year ending 30/09/2022)

## PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

This property has its own allocated Parking space.

## LEASE INFORMATION

Lease length: 125 years from 2015  
Ground Rent: £495 per annum  
Ground Rent Review: June 2030

