



18 Bluebell Court High Street, Tettenhall, Wolverhampton, WV6 8QW

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# 18 Bluebell Court High Street, Tettenhall, Wolverhampton, WV6 8QW

A well-presented and tastefully appointed two-bedroom, top-floor apartment, designed exclusively for the over-60s and built to a high specification, located in the heart of Tettenhall Village.

## LOCATION

Tettenhall Village is a charming and highly sought-after residential area, blending picturesque village character with modern convenience. Regarded as one of Wolverhampton's most desirable suburbs, it benefits from two attractive village greens and a peaceful, semi-rural atmosphere.

Bluebell Court occupies an enviable position within the Tettenhall Conservation Area and is just a short distance from a range of local amenities, including a supermarket, post office, bank, and medical facilities. A nearby bus stop provides direct access to Wolverhampton City Centre and its extensive range of shops and services.

## DESCRIPTION

18 Bluebell Court is a superbly presented top-floor apartment within this exclusive retirement development for the over-60s. Constructed in 2015 by McCarthy & Stone to a high specification, the property benefits from underfloor heating throughout and double-glazed windows.

The accommodation comprises a spacious lounge/diner, a well-appointed kitchen, two double bedrooms (one with a walk-in wardrobe), and two bath/shower rooms.

Residents enjoy the use of a lift, visitor parking, and a communal lounge. Additional features include a house manager, 24-hour emergency call system, camera door entry system, and access to a guest suite for overnight visitors. Beautifully landscaped communal gardens and ongoing maintenance of the development are all included within the service charge, providing peace of mind.

## ACCOMMODATION

A door opens into the HALL, which features two generous cloak cupboards and access to the LOUNGE/DINER. This bright and welcoming space benefits from French doors with a glazed side panel opening onto a Juliet balcony, along with a window to the side elevation.

The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include an oven, electric four-ring hob with extractor above, fridge and freezer. A window overlooks the side elevation.

The PRINCIPAL BEDROOM SUITE is a well-proportioned double room with a window to the side elevation, a walk-in wardrobe, and an EN SUITE BATHROOM comprising a panelled bath with shower over, wash hand basin, WC, and fully tiled walls and flooring.

BEDROOM TWO is also a good-sized double room with a window to the side elevation.

The SHOWER ROOM features a walk-in shower cubicle, wash hand basin, WC, and tiled walls and flooring.

## OUTSIDE

The development is surrounded by attractively landscaped communal gardens, with well-maintained lawns, planted borders, and a patio area available for residents' use, accessed from the communal lounge.

## LEASE DETAILS

We are advised that the property is Leasehold, and prospective purchasers are recommended to have their solicitors verify the following details:

Service charge: £2,622 per half year

Ground rent: £247.50 per half year

Lease term: 125 years from 1st June 2015

We are advised by the vendors, main electric, water and drainage are connected and there is underfloor heating.

Council Tax Band: E – Wolverhampton

Possession: Vacant possession on completion

Viewing: By appointment via the Tettenhall Office

Broadband: Ofcom checker indicates Standard, Superfast, and Ultrafast broadband availability

Mobile Coverage: Coverage varies; prospective purchasers are advised to check using the Ofcom

Mobile Coverage Checker

Flood Risk: The long-term flood risk assessment indicates a very low risk

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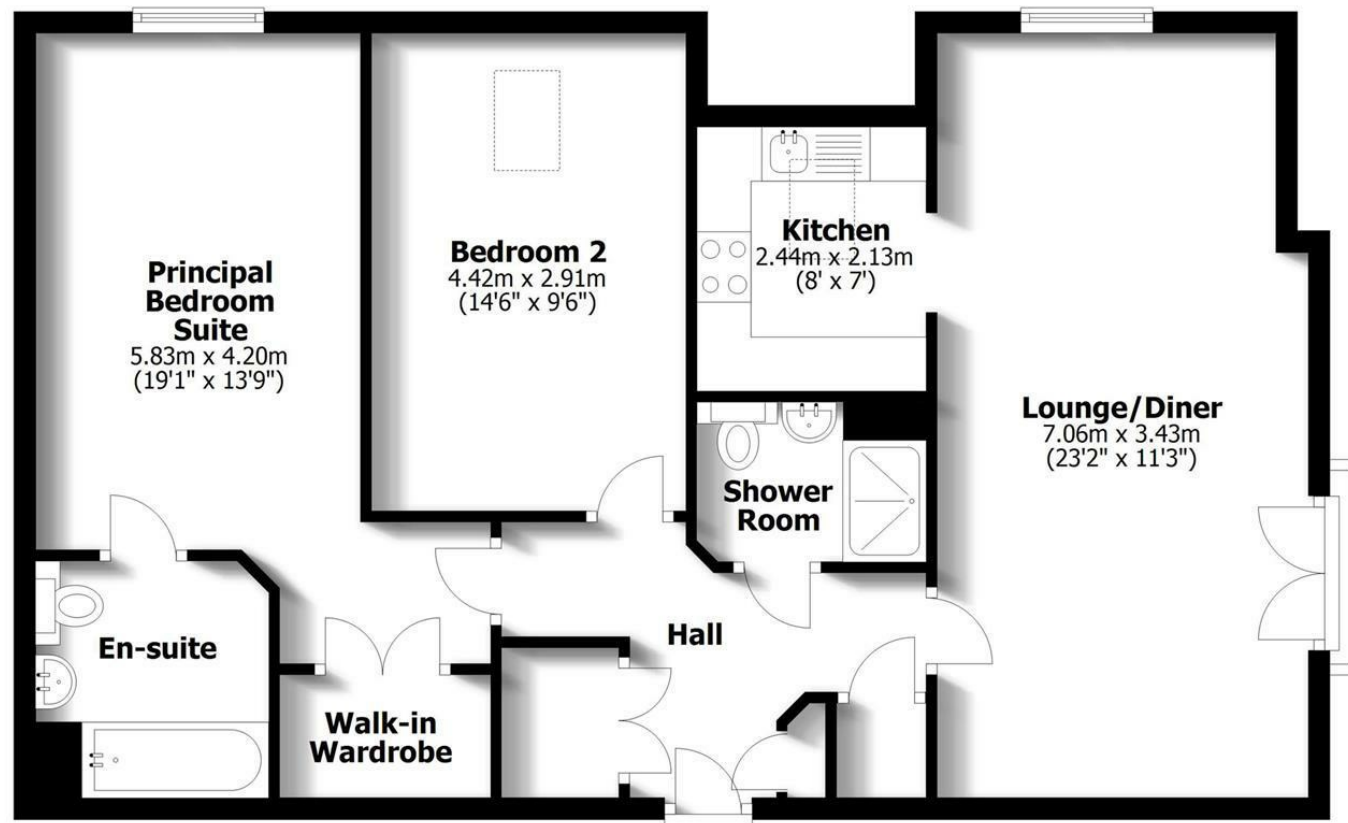
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 18 BLUEBELL COURT HIGH STREET, TETTENHALL

**TOTAL: 80.6sq.m. 867sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Second Floor**



