



Flat 19, Beechwood Court Corfton Drive, Tettenhall, Wolverhampton, WV6 8PE

BERRIMAN
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A well located and well presented ground floor apartment standing in a highly regarded retirement development for the over 60's close to the centre of Tettenhall Village.

LOCATION

Beechwood Court lies just off Corfton Drive within easy reach of Tettenhall Village centre with its comprehensive range of shopping facilities. Regular bus services run along Wood Road and the further amenities afforded by Tettenhall Wood, the Compton Shopping Centre and Wolverhampton City Centre itself are all within easy reach.

DESCRIPTION

19 Beechwood Court is a ground-floor apartment offering well-presented accommodation with a delightful outlook over the communal gardens.

This is an ideal retirement property which benefits from the services of a house manager, 24 hour emergency pull cord system, a communal lounge, a communal laundry and drying room, residents parking and guest suites which can be booked for visiting family or friends. Beechwood Court, which is mostly wheelchair friendly, is surrounded by well-maintained communal grounds and gardens providing delightful external areas.

ACCOMMODATION

A door opens into the HALL with an emergency pull cord and a store cupboard. The LOUNGE has a formal fireplace with electric fire, a double glazed door and window opening onto a small patio with views over communal gardens, emergency pull cord and an open doorway to the KITCHEN with a range of gloss fronted wall and base units with roll top working surfaces, a two ring electric hob with filtration unit above, stainless steel sink and drainer, integrated electric oven and fridge and space for an undercounter freezer. The BEDROOM is a good size double room with a built in wardrobe with mirrored doors and a double glazed window. The SHOWER ROOM has a corner shower cubicle, WC, vanity unit with wash basin and cupboards, integrated ceiling lighting and a heated ladder towel rail.

OUTSIDE

Beechwood Court stands in a delightful, secluded position amidst extensive, communal and sweeping lawns with well stocked beds and borders. There is ample parking for residents and visitors.

LEASE DETAILS

The property is held on a lease of 125 years from the 1st of August 1987 thus having approximately 86 years unexpired.

There is a service charge payable which is currently £2,289.54 per annum which covers internal communal area decoration and cleaning, external decoration, window cleaning, grounds maintenance, communal laundry, buildings insurance, two guest suites and a lift. There is a ground rent of £494.20 per annum.

We are informed by the Vendors that water and drainage are connected and the heating is electric storage heaters

COUNCIL TAX BAND B – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD .

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£89,950

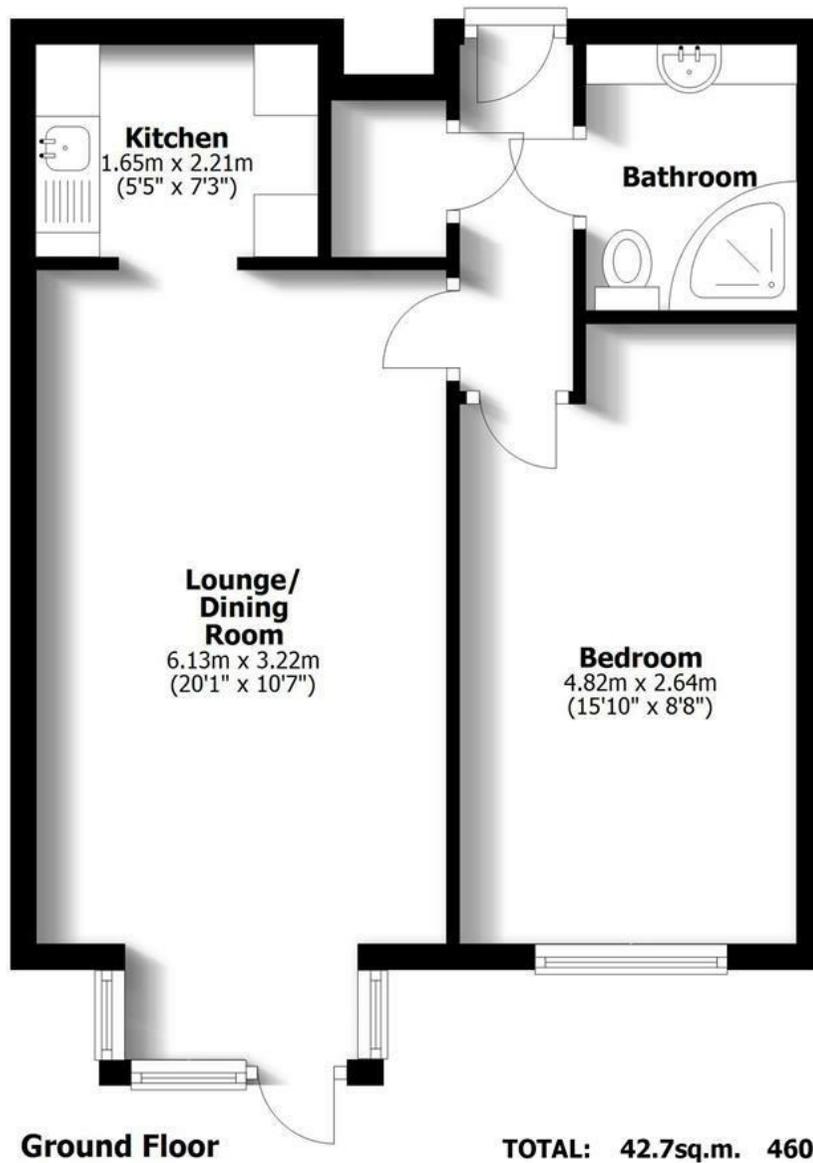
EPC:

www.berrimaneaton.co.uk

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.

19 Beechwood Court

Tettenhall



TOTAL: 42.7sq.m. 460sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



