5 Clock Gardens, Stockwell Road, Tettenhall, Wolverhampton, WV6 9PS

BERRIMAN
EATON

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A large two bedroom ground floor apartment forming part of a superb development of unusually spacious and luxuriously appointed apartments with a lift serving all floors set in an age-exclusive scheme within superb gardens in the heart of Stockwell End.

LOCATION

Clock Gardens stands within the heart of Stockwell End which has always been considered to be one of the most prestigious and sought after addresses in the Wolverhampton conurbation. The development occupies an idyllic position alongside the Upper Green and is well screened by surrounding trees and shrubs which help to secure privacy and seclusion.

Wolverhampton Lawn Tennis and Squash Club is nearby, Wolverhampton Cricket Club and The South Staffordshire Golf Club are within walking distance and the picturesque open spaces of the Upper Green provide charming, open recreational spaces.

DESCRIPTION

Clock Gardens itself is a gated development which has been designed to blend in well with the local, period architecture of Old Tettenhall with gables and turrets the building providing a fine architectural detailing. Each of the apartments within the development is constructed and planned to a meticulous standard with spacious accommodation which is unusual for apartments within the area.

Designed exclusively for the over 55's the apartments provide peaceful and quiet abodes within which to enjoy retirement years and the scheme provides the ideal lock up and leave lifestyle home. The communal lounge provides a social area with tea and coffee making facilities and doors to the communal gardens. The properties benefit from gas fired combination boilers, double glazing and have satellite connection.

ACCOMMODATION

A composite door opens into the HALL with integrated lighting and which benefits from two large storage cupboards both with electric lighting. The LOUNGE is a light room with a double glazed window to the side and a large walk in double glazed bay window to the front, electric fire with a formal surround. A glazed wooden door opens into the KITCHEN with a range of high gloss units with Earthstone work surfaces, under unit lighting, double under mounted stainless steel sink and integrated Neff appliances including a fridge freezer, dishwasher, oven, four ring electric hob with splash back and stainless steel extractor fan over, Bosch integrated microwave, ceramic tiled flooring, double glazed window to the side and a door to the LAUNDRY with coordinating cupboards and drawers, ceramic tiled flooring and an integrated Neff washer dryer. The PRINCIPAL BEDROOM SUITE has a large double bedroom with a large double glazed walk in bay window to the front with built in knee hole dressing table with cupboards to the side, a DRESSING ROOM with a range of fitted wardrobes with hanging rails and shelving and an EN-SUITE BATHROOM with a panelled bath with waterfall shower over and separate hose, tiled surround and shower screen, vanity unit with WC and wash basin with cupboards beneath and a mirrored cupboard above with sensor lighting, tiled flooring, part tiled walls and a chrome ladder towel rail. BEDROOM TWO is also a good sized double room with a double glazed window to the front with built in wardrobes. The SHOWER ROOM has a double fully tiled shower cubicle with waterfall head and separate hose, vanity unit with WC, wash basin and cupboards beneath and a mirrored cupboard above with sensor lighting, tiled flooring, part tiled walls and a chrome ladder towel rail.

OUTSIDE

The apartment scheme stands within a fine plot and benefits from charming, landscaped gardens with a light and sunny south westerly aspect. There is an allocated parking space with further visitor parking available and a cycle store.

LEASE

The property is held on a 999 year lease. There is currently a service charge payable of £394.63pcm and a ground rent payable of £247.50 twice yearly.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E – 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 / Ultrafast are available
Mobile – Ofcom checker shows the four main providers have limited coverage indoors with all four having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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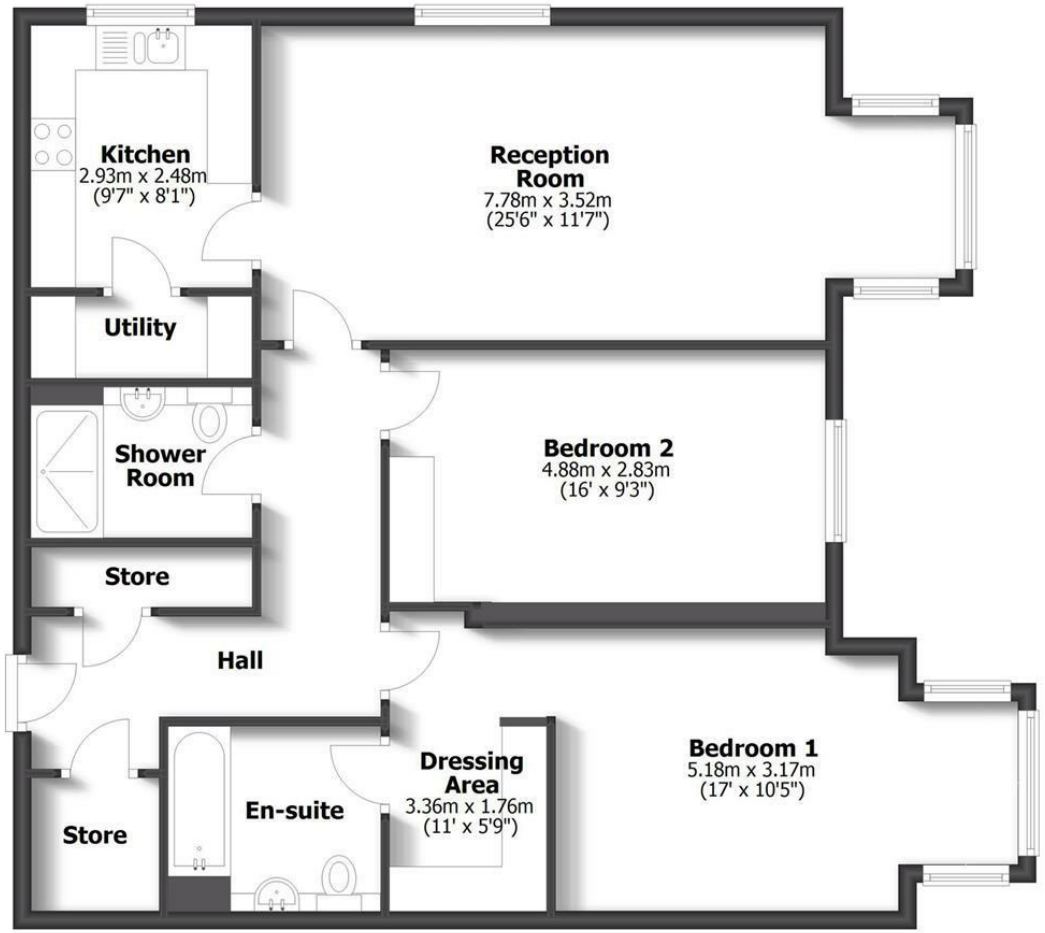
Offers Around
£250,000

EPC: B

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.

5 CLOCK GARDENS
STOCKWELL END, TETTENHALL



Ground Floor

TOTAL: 95.7sq.m. 1030sq.ft.

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