



15 Wightwick Court, Wolverhampton, WV6 8HF

**BERRIMAN**  
**EATON**

# 15 Wightwick Court, Wolverhampton, WV6 8HF

A superbly presented and well-proportioned ground floor apartment, with direct access to the communal grounds and a garage, forming part of the exclusive Wightwick Court development which stands in a highly regarded location

## LOCATION

15 Wightwick Court is a ground floor apartment located in a smaller block at the back of the development with views over communal gardens. Wightwick Court is a purpose built development of spacious apartments nestled in the heart of Wightwick within easy travelling distance of the wide ranging facilities and amenities available at both the picturesque village of Tettenhall and Compton shopping parade. Local public transport services run close by and the area is well known for its schooling in both sectors.

## DESCRIPTION

15 Wightwick Court has been refurbished by the current owner and benefits from under floor heating, a garage and a parking space. It is a spacious two bedroom apartment with well-presented and spacious accommodation throughout having a large living/dining area, a contemporary kitchen with integrated appliances, two double bedrooms and a well-appointed shower room. The apartment has double glazing, oak doors, smart lighting and a door opening onto the stunning, matured communal grounds.

## ACCOMMODATION

A double glazed communal door opens into the shared hall. Steps lead down to the apartment with a glazed wooden door leading into the light and airy, open plan LIVING / DINING / KITCHEN. The living / dining area has Karndean flooring, wiring for a wall mounted TV and a double glazed bay window and side door overlooking the communal grounds. The kitchen has a range of contemporary, gloss fronted wall and base units with solid stone working surfaces and breakfast bar side, there are a range of integrated AEG appliances including a dishwasher, a four ring combo hob with vortex extraction with a double glazed window over, oven, grill and microwave and an integrated fridge freezer.

There is a REAR HALL with a laundry cupboard with plumbing for a washing machine. There are TWO DOUBLE BEDROOMS with large picture windows and wiring for a wall mounted TV in bedroom one. The SHOWER ROOM has a shower cubicle, WC, heated ladder towel rail, wall mounted sink, tiled walls and a double glazed window.

## OUTSIDE

The apartment is situated within well maintained grounds of sweeping lawns, stocked beds and borders and a fine, matured and tree studded woodland backdrop. There is a rear patio with power points.

There is a GARAGE and communal parking available.

## LEASE DETAILS

The property is held on a lease term of 999 years from 24th September 2010 therefore having approximately 984 years remaining. There is a service charge payable of £2,300 per annum and a peppercorn ground rent.

We are informed by the Vendors that mains electricity, drainage and water are connected and the heating is underfloor.

COUNCIL TAX BAND C – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available, we are informed by the vendors that the apartment is currently FTTP with a connection with 300mb/sec speed. 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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### Lettings Office

01902 749974

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### Bridgnorth Office

01746 766499

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01902 326366

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

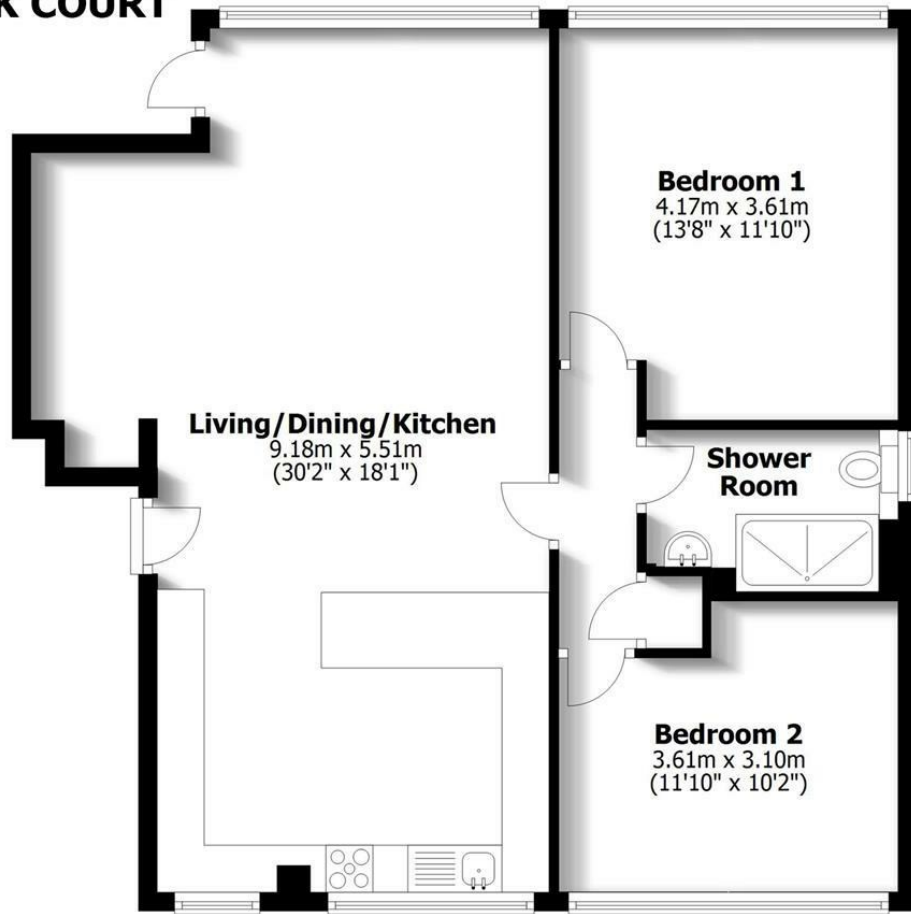
Offers Around  
£224,950

EPC:

**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.

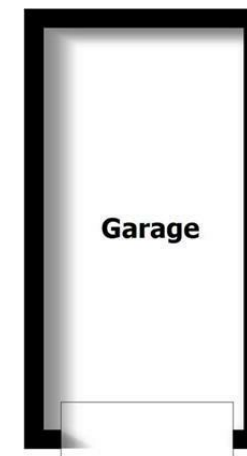


## 15 WIGHTWICK COURT WIGHTWICK



**Ground Floor**

**TOTAL: 76sq.m. 818sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Garage**

