



24 Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

BERRIMAN
EATON

24 Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

A two bedroom shared ownership apartment on the ground floor in this retirement development being sold at a 70% share

LOCATION

The wide-ranging local amenities provided by Tettenhall Village centre are within walking distance with a pedestrian footpath through to Limes Road, together with the picturesque open space of the Upper Green and there is easy traveling to the City Centre itself.

DESCRIPTION

24 Hanover Court is being sold as a 70% share with the remaining 30% share being owned by Anchor. There is no rent to pay on the 30% share, just a service charge

ACCOMMODATION

A glazed door opens into a HALL with a door opening into the LOUNGE with a double glazed bay window overlooking the front and an electric fire set in a formal surround. The KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash back, there are integrated appliances including an electric oven, ceramic hob with filtration unit above, fridge, dishwasher, washing machine and a double glazed window to the rear. There is an INNER HALL with a large storeroom with coat hooks and an airing cupboard housing the wall mounted boiler and slatted shelving. BEDROOM ONE is a good size with built in furniture including wardrobes with over bed cupboards, display shelving, drawers, a knee hole dressing table and a double glazed window to the front. BEDROOM TWO / DINING ROOM is also a good size with a double glazed window to the rear. The SHOWER ROOM has a tiled shower cubicle, vanity unit with wash basin, cupboards and WC, double glazed window and a heated ladder towel rail.

OUTSIDE

Communal parking is available by the property and there is visitor parking available by the entrance. There are communal grounds and you can put plant pots by your front door. There are well stocked and maintained beds and borders which create a pleasant outlook. There is an external bin store.

SERVICE CHARGE

There is a service charge payable which includes alarm maintenance, the services of the visiting Manager, maintenance of the grounds, external window cleaning, cleaning of the gutters, general estate upkeep, external decoration and buildings insurance. Service charge is £204.34 pcm and therefore £2,452.08 per annum.

LEASE

The property is held on a lease of 125 years from the 9th January 2000 and therefore has approximately 101 years remaining.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows two of the four main providers cover the area inside and all four cover the area outside.

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

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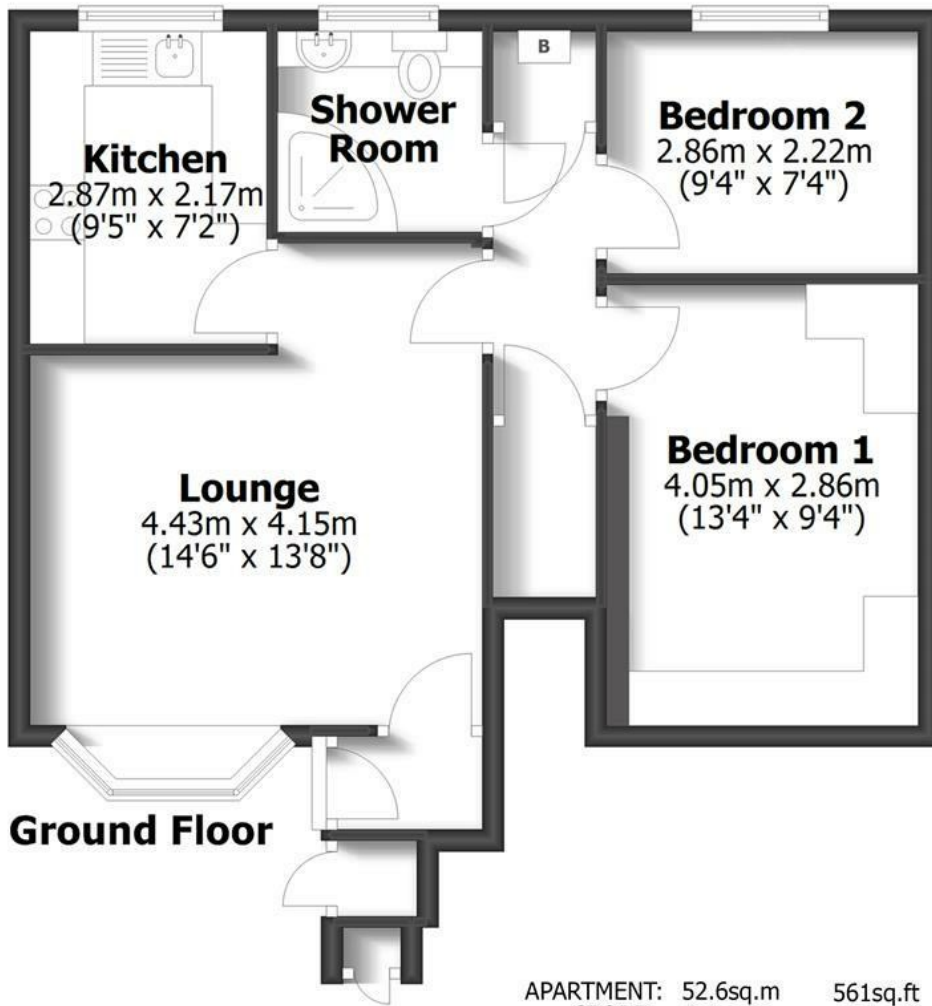
70% Shared ownership
£73,500

EPC: D

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.

24 Hanover Court

Tettenhall



APARTMENT: 52.6sq.m 561sq.ft
STORE: 0.7sq.m 7.5sq.ft
TOTAL: 53.3sq.m. 63.5sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

