5 Ellen Place, Henry Fowler Drive, Tettenhall, Wolverhampton, WV6 8UD

BERRIMAN
EATON

# 5 Ellen Place, Henry Fowler Drive, Tettenhall, Wolverhampton, WV6 8UD

A fantastic and unusually spacious two bedroom apartment, offering superb contemporary living accommodation located within close proximity to sought-after Tettenhall village.

## LOCATION

5 Ellen Place is located within an impressive new building nestled at the heart of the modern and highly regarded David Wilson Homes development off the Wergs Road within easy reach of the centre of Tettenhall village. Tettenhall provides a full complement of local amenities and there is easy access to further, more extensive amenities afforded by the city centre. The area is well served by schooling in both sectors and the appeal of the apartment is further enhanced by the close proximity to the picturesque open spaces of Upper Green. There are shortcuts from the estate to both Wrottesley Road and the Wergs Road.

## DESCRIPTION

5 Ellen Place is a superb two bedroom apartment offering a high standard of accommodation throughout. The development was completed in 2016 by David Wilson Homes who have been awarded the coveted 5 star rating for quality. The apartment is located on the first floor, there is secured coded entrance to the property. The apartment has a main bedroom with en-suite, a second bedroom, bathroom, open plan kitchen/dining room, a lounge area with balcony off and a utility room. The apartment benefits from double glazing throughout and allocated parking spaces for two vehicles.

## ACCOMMODATION

A front door opens into the HALL with an intercom, alarm, a cloaks cupboard with shelf and hooks. There is a superb open plan LIVING DINING KITCHEN with the benefit of bifold doors opening onto the balcony off the living area. The kitchen has a range of wall and base units with granite work surfaces with a matching breakfast bar, a stainless steel AEG gas hob with an AEG extraction fan above, under cupboard spotlights, an under mounted sink and drainer with double glazed window over, integrated Electrolux dishwasher, integrated fridge freezer, double AEG oven and open through to the dining area with Karndean flooring and integrated spotlights. The UTILITY ROOM has coordinating units to those in the kitchen with granite working surface, an undermounted sink, Karndean flooring, plumbing for a washing machine, space for a tumble dryer.

BEDROOM ONE is a large double bedroom with double glazed windows to the front, a French door to the balcony, spotlights, built in wardrobes and an EN-SUITE SHOWER ROOM with a fully tiled double shower cubicle, pedestal wash basin, low level WC, Karndean flooring, part tiled walls, heated ladder towel rail and a shaver point. BEDROOM TWO is a good size double room with double glazed windows to the front, built in wardrobes with spotlights over. The BATHROOM has a white suite with a panelled bath, low level WC, pedestal wash hand basin, fully tiled double shower cubicle, part tiled walls, Karndean flooring, heated ladder towel rail, integrated ceiling lighting and a large vanity mirror.

## OUTSIDE

The apartment is approached through a coded gate entrance where there are two allocated parking spaces and a secure bicycle store. The apartment benefits from a communal rear garden which is of good size with a range of shrubbery and hedging.
The locked bike storage in the car park (on the right as you look out of the apartment) is for all sorts of outdoor items. It's shared between 6 apartments.

## LEASE

We are informed by the vendors that the property is leasehold on a term of 155 years from 1st January 2014. We recommend prospective purchasers to verify the details of the lease with their solicitor.

The Service Charge is currently £785.11 payable every six months (£1,570.22 per annum), the Ground Rent is charged at £400 per annum. The Buildings Insurance is £368.58 per annum and the Engineering Insurance is £26.49 per year
We recommend prospective purchasers to verify the details with their solicitors.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is LEASEHOLD.


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01902 747744
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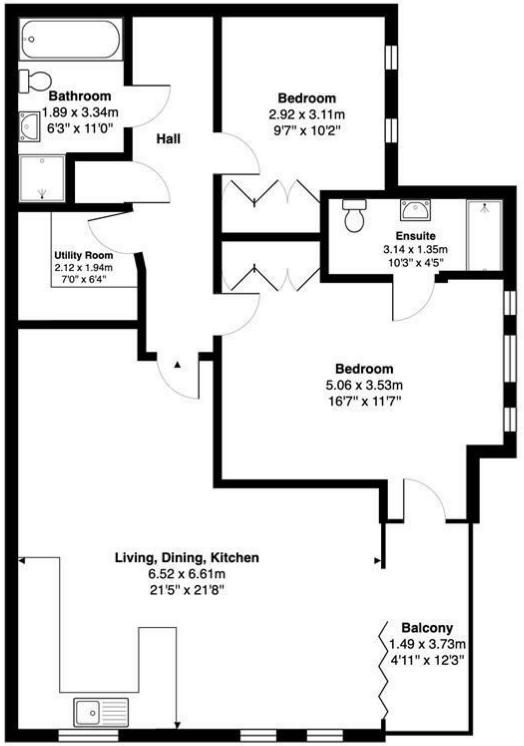
Offers Around
£334,950

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.




Total Area: 95.3 m² ... 1026 ft² (excluding balcony)

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)