



7 The Mews, School Road, Tettenhall Wood, Wolverhampton, WV6 8FA

BERRIMAN
EATON

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A two bedroom, shared ownership property with two parking spaces located close to the Tettenhall Wood shops and near to local schooling

LOCATION

The Mews lies just off Tanfield close to a variety of local facilities within Tettenhall Wood. The further shopping centres of Tettenhall and Compton are nearby, Wolverhampton City Centre is within convenient travelling distance and public transport can be found along School Road. Nursery and primary schools are also available close by together with further schooling being available in both sectors in and around the area.

DESCRIPTION

The current owners have made improvements such as a centre island and a shed with a bar area. There is an open plan living area with doors opening onto the garden and there are two double bedrooms and a bathroom to the first floor. The property benefits from two parking spaces, one to the front and one to the rear and there is double glazing and gas central heating.

ACCOMMODATION

A double glazed composite door opens into the HALL with a GUEST CLOAKROOM with a WC, wall hung wash basin with tiled splash back and back lit mirror over and a double glazed window. There is an open plan LIVING AREA with the kitchen area having a range of wall and base units with roll top working surfaces with tiled splash back and a coordinating centre island with breakfast bar end, stainless steel sink and drainer with a double glazed window over, a four ring electric hob with extractor fan above and built under electric oven, integrated fridge freezer integrated washing machine and wood laminate flooring. The lounge area has double glazed French doors and windows to the side opening into the rear garden.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good size double room with a double glazed window to the front and wiring for a wall mounted TV. BEDROOM TWO is also double in size with a double glazed window to the rear and the BATHROOM has a panelled bath with shower over with tiled surround, wall hung wash basin, WC, heated ladder towel rail and a double glazed window.

OUTSIDE

There is PARKING SPACE to the front with a courtyard garden laid in slate chips. To the side of the property is an additional PARKING SPACE which is fenced off from the garden and has a door into the shed.

There is gated side access to the REAR GARDEN with a paved patio to the rear with external lighting and a shaped lawn. A paved path leads to the wooden shed and garden bar (contents are negotiable).

LEASE

The property is held on a lease for 125 years from 22nd May 2020. The property is currently owned at 40% share with the rent for the remaining 60% being paid to Walsall Housing Group. The rent and service charge are payable together and amount to £363.00 pcm (the service charge on its own is £38pm). We are advised that purchasers are able to purchase additional percentages up to the full 100% ownership.

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

COUNCIL TAX BAND tbc – 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 all of 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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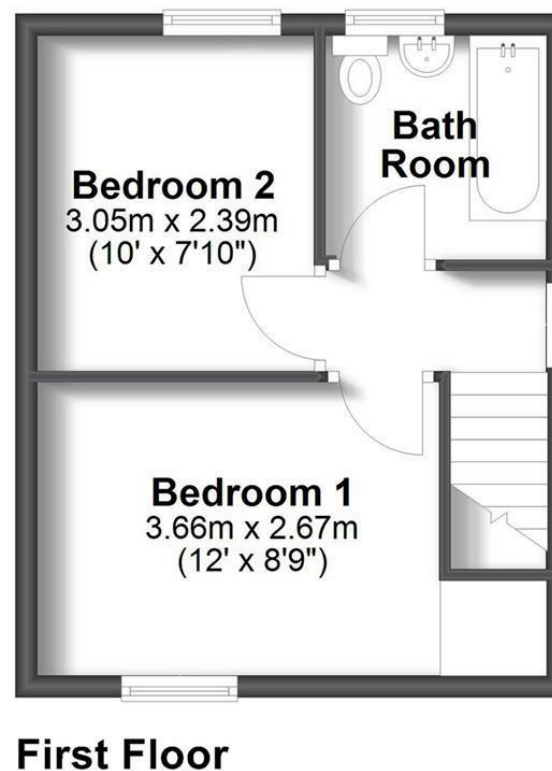
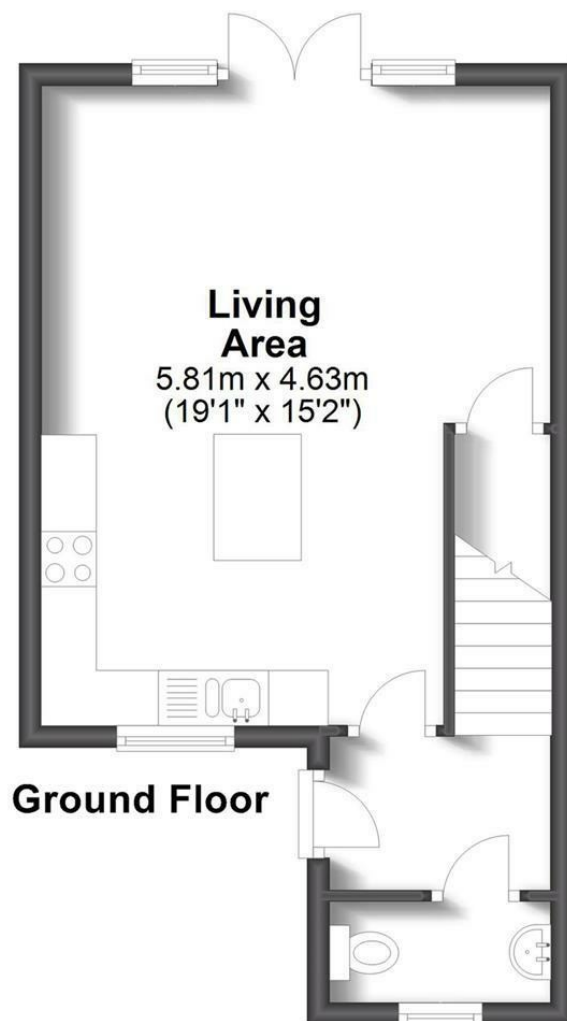
40% Shared ownership
£98,200

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.



7 The Mews Tettenhall Wood



TOTAL: 58.7sq.m. 632sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

