



46 Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

BERRIMAN
EATON

46 Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

A freehold single storey residence standing in a fine position on the fringes of a retirement development which stands close to the heart of Tettenhall Village.

LOCATION

Hanover Court is a purpose built retirement development and is one of the finest type within the Wolverhampton conurbation. The wide ranging local amenities provided by Tettenhall Village centre are nearby together with the picturesque open spaces of the Upper Green and there is easy travelling to the City Centre itself.

The bungalow stands in a superb position within the development being on the edge of the scheme with off street parking and a delightful outlook over communal grounds and gardens.

DESCRIPTION

46 Hanover Court is a single storey semi detached property which benefits from well-proportioned accommodation. The bungalow benefits from a kitchen, large lounge, dining room, shower room and bedroom. The property has double glazed windows with secondary glazing and there is electric night storage heating.

There is a management company which is responsible for all external maintenance including the maintenance of the grounds and in case of emergency there is a fully maintained alarm system which connects the property to a central control which is managed 24 hours a day. The grounds are illuminated at night for security and safety and because this is a retirement development there is a requirement that the purchaser should be over 55 years of age.

ACCOMMODATION

A PORCH with a panelled front door opens to the HALL with a recessed display unit with shelving and cupboard beneath, access to roof space, useful cloaks and airing cupboard. The LOUNGE is a good size with windows to two elevations, wiring for mounted wall lights, a feature fireplace with electric fire and double doors open into the DINING ROOM with a rear window. The KITCHEN has a range of wall and floor cupboards with working surfaces, a four ring hob with extractor fan above and double oven, fridge and freezer, plumbing for a washing machine and a window to front elevation.

BEDROOM ONE is a good double room in size with a range of fitted wardrobes and a window to rear. The SHOWER ROOM has a walk in shower cubicle, WC and wash basin with vanity cupboards beneath, heated towel rail, a fan heater and a window.

OUTSIDE

The property has a paved DRIVEWAY providing off street parking. There are communal grounds with sweeping lawns, well stocked and maintained bed and borders which create a pleasant outlook.

LEASE DETAILS

There is a service charge payable which includes alarm maintenance, maintenance of the grounds, external window cleaning, cleaning of the gutters, general estate upkeep, external decoration and buildings insurance. Service charge is £2,755 per annum.

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

COUNCIL TAX BAND D – 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 there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

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.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

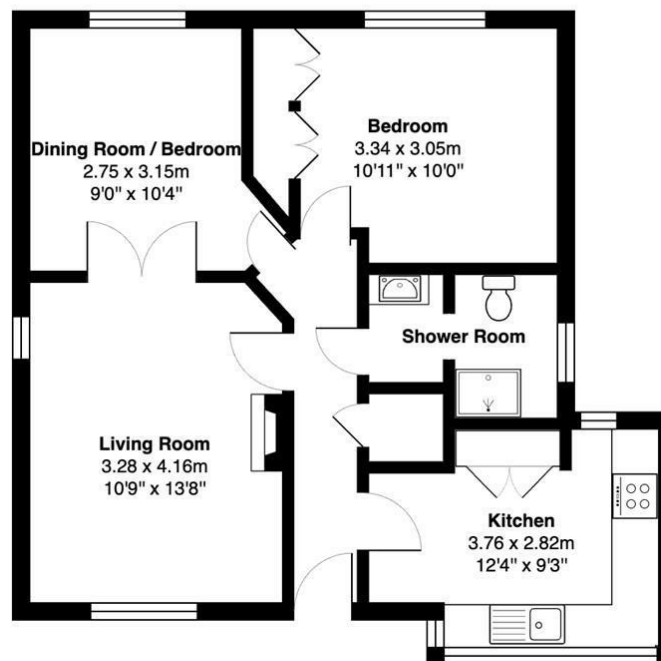
worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£195,000

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.



Total Area: 55.8 m² ... 601 ft²

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 JOEWPHTOGRAPHY.CO.UK)

