5 Eynsham Court, Clifton Road, Stockwell End, Tettenhall, Wolverhampton, WV6 9AR

BERRIMAN
EATON

5 Eynsham Court, Clifton Road, Stockwell End, Tettenhall, Wolverhampton, WV6 9AR

An outstanding apartment situated on the ground floor of an exclusive address in one of the most sought after apartment developments within the Wolverhampton conurbation with exceptionally spacious accommodation and glorious views across the city

LOCATION

Eynsham Court stands in the heart of Stockwell End which is one of the most prestigious suburbs within the area. The development lies within easy walking distance of Tettenhall Village with its comprehensive range of good local amenities together with the picturesque open spaces afforded by the Upper Green.

The city centre itself is within easy reach and regular public transport services run from Tettenhall.

DESCRIPTION

5 Eynsham Court is an impressive ground floor apartment with exceptionally elegant and well proportioned living accommodation of much note. It is the only apartment within Eynsham Court that has no stairs or lift needed to gain access.

Eynsham Court has always been renowned for the flexibility of the living accommodation with the potential for one of the rooms to be used as either a third bedroom or a second sitting room in conjunction with the drawing room, dining room, kitchen, two bedrooms and two bath / shower rooms.

The apartment benefits from double glazing, gas fired central heating, communal parking, a garage and being on the ground floor has access to a rear terrace and the communal gardens beyond.

ACCOMMODATION

A secure entry door opens into the communal hall with a front door opening into the HALL with a double glazed window overlooking the gardens and double doors open into the superb living space with a DINING ROOM which is a superb formal reception space with ceiling coving and an open, corbelled arch into the DRAWING ROOM which is an excellent reception space with a decorative, a gas fire in a formal surround, ceiling coving and two sets of double glazed patio doors opening onto private terraces with magnificent views across St Michael's Church on the Lower Green towards the city and beyond. From the dining room a door leads to the KITCHEN with a comprehensive range of cupboards with roll top surfaces with breakfast bar area, tiled splash back, under cupboard lighting, stainless steel sink and drainer, an electric hob with filtration unit above and electric oven beneath, wiring for wall lights, integrated Bosch dishwasher, integrated fridge and freezer, tiled floor and a glazed door opening into the LAUNDRY with plumbing for a washing machine, tiled floor and patio doors to the side terrace.

An INNER HALL from the dining room has a range of fitted wardrobes and cupboards and a door to the PRINCIPAL SUITE with a double bedroom with a double glazed window to the front, a wide bank of fitted wardrobes with a coordinating chest drawers together with two matching knee hole dressing tables with bedside tables and a door to a EN-SUITE SHOWER ROOM with a double shower cubicle, wash basin, WC, part tiled walls, wiring for wall lights and a double glazed window.

From the hall there is a SITTING ROOM / BEDROOM THREE with a double glazed rear window overlooking the gardens and built in wardrobes. A SECOND HALL with storage cupboards with shelves above has a secondary entrance door and the SECOND BEDROOM is a good double room in size with a built in double wardrobe, wiring for wall lights, a double glazed window to the front and coved ceiling. The BATHROOM has a fitted suite of a panelled bath, WC and pedestal basin together with a fully tiled shower cubicle, tiled walls, an obscured glass double glazed window.

OUTSIDE

5 Eynsham Court benefits from RESIDENTS' PARKING and a GARAGE in a detached block.

There are COMMUNAL GARDENS with tended lawns with planted beds and borders and there are outstanding views to the rear.

LEASE DETAILS

The property is held on a lease for a term of 999 years from 24th June 1972. We are informed that there is a service charge payable which currently amounts to £1,000 per quarter. Each leaseholder has a share of the Management Company which holds the Freehold. Due to the lift needing replacement an additional £1,250 per quarter will be payable for 2 years from Q3 2025.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is LEASEHOLD.
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited 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 and low between 2040 - 2060

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£515,000

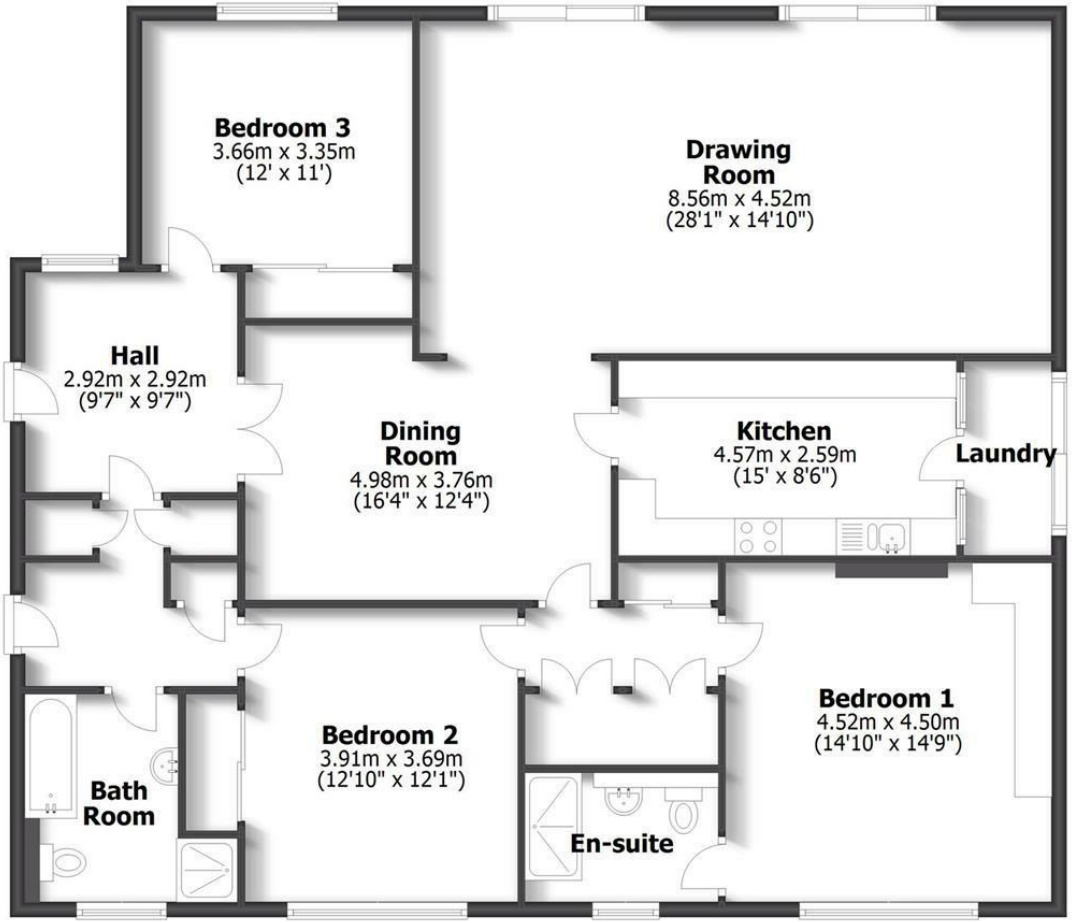
EPC: C

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.

5 EYNSHAM COURT
CLIFTON ROAD, STOCKWELL END

TOTAL: 160.8sq.m. 1731sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor

CAR
RICE
TEA