



42 Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

BERRIMAN
EATON

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A freehold single storey residence providing fine accommodation which forms part of a retirement development which stands close to the heart of Tettenhall Village.

LOCATION

The Beeches 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 traveling to the City Centre itself.

DESCRIPTION

42 The Beeches is a single storey semi-detached property which benefits from step free access and well-proportioned accommodation. The bungalow provides a kitchen, lounge and two bedrooms. There is electric night storage heating and double glazing. The property has been well looked after by the current owner, but would now benefit from a gentle scheme of refurbishment which is reflected in the price.

There is a management company which is responsible for all external maintenance including the maintenance of the grounds. 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 panelled front door with inset leaded light opens into the HALL with a recessed shelved display unit with cupboard beneath, airing cupboard with hot water cylinder and slatted shelving, access to the roof space and coved ceiling. The LOUNGE has a light, corner aspect with a double glazed side window and double glazed rear door and windows opening onto the communal grounds, a wall mounted display unit with glazed cupboards either side with shelving with a wide bank of cupboards beneath, wiring for wall lights, a feature fireplace and ceiling coving. The KITCHEN has a range of wall and base mounted cupboards with fitted breakfast table, a four ring Neff electric hob with Neff filtration unit above, a built in Neff electric oven, plumbing for a washing machine and double glazed windows. BEDROOM ONE is a double room in size with a double glazed window, fitted wardrobes with display shelving to one side and ceiling coving. BEDROOM TWO is a good room in size with a fitted wardrobe, cupboards, shelving and bedside chest, a window and ceiling coving and the BATHROOM has a panelled bath with shower over, WC, bidet and vanity unit with wash basin with cupboards above and beneath, part tiled walls and a wall mounted electric towel rail radiator.

OUTSIDE

The property benefits from an allocated parking space. There are communal grounds with sweeping lawns, well stocked and maintained bed and borders which create a pleasant outlook.

SERVICE CHARGE

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. The service charge is £2,816.72 for the year ending 31/3/2026.

We are informed by the Vendors that mains water and drainage are connected and the heating is electric.

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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

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Offers Around
£175,000

EPC: E

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: 60.7 m² ... 654 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)

