



5d Lower Green, The Mitre Apartments Tettenhall, Wolverhampton, WV6 9AH

BERRIMAN
EATON

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NO UPWARD CHAIN

An outstanding first floor apartment with superb, contemporary accommodation which is centred around a beautiful, vaulted living area which stands in a quiet, Tettenhall backwater with delightful open views over the Lower Green.

LOCATION

The apartment stands in a sought after and popular location near to the wide ranging facilities available within Tettenhall Village and Newbridge with the more extensive amenities afforded by the City Centre being within easy reach. Regular bus services run along both the Tettenhall Road and Lower Street and the general vicinity has long since been considered to be one of the finest addresses within the conurbation.

DESCRIPTION

The Mitre Apartments is a modern conversion scheme of a well known former public house and consists of a total of just six individual residences. Of all of the apartments, 5d is possibly the finest in terms of layout, size and appointment.

The property itself provides well proportioned two bedroomed, two bath / shower room accommodation with the principal living room being the focal point of the residence with a large, vaulted open plan living area, dining area and kitchen. The level of appointment is high with outstanding kitchen and bathroom suites, double glazing and the property is well decorated in a becoming, neutral fashion throughout.

ACCOMMODATION

The Mitre's original, double doors open into a timbered porch with double doors opening into the communal hallway with Karndean flooring and a staircase with glazed balustrading rising to the first floor landing with an independent front door opening into the property. There is a HALL with integrated ceiling lighting and a door into the PRINCIPAL LIVING AREA with a vaulted ceiling with painted trusses and rafters and integrated ceiling lighting throughout. There are two double glazed and leaded windows overlooking the Lower Green and a large living space providing comfortable seating and dining areas which lead through to the KITCHEN with a comprehensive range of contemporary units with Corrian working surfaces and under mounted one and a half bowl sink, a range of fitted appliances including a Bosch induction electric hob with filtration unit above and built under Bosch electric oven, an integrated dishwasher, an integrated fridge and freezer, an integrated dishwasher, under unit lighting and Karndean flooring.

The PRINCIPAL SUITE has a good size double bedroom with a double glazed and leaded window overlooking the Lower Green, a built in double wardrobe, integrated ceiling lighting set within the semi vaulted ceiling and a well appointed EN-SUITE BATHROOM with a bath with tiled panels, separate fully tiled shower with rainfall head and separate handheld hose, pedestal basin and WC, part tiled walls and tiled floor, a chrome towel rail radiator, integrated ceiling lighting and an extractor fan. BEDROOM TWO is a good double room in size with a double glazed and leaded window overlooking the Lower Green, a built in wardrobe and boiler cupboard with wall mounted electric central heating boiler and water softener, access to a boarded loft storage area and integrated ceiling lighting. There is a well appointed SHOWER ROOM with a fully tiled shower with rainfall head and separate handheld hose, WC and pedestal basin, part tiled walls and tiled floor, chrome towel rail radiator, extraction fan and integrated ceiling lighting.

OUTSIDE

The development benefits from a gated DRIVEWAY to the side leading to an ALLOCATED PARKING SPACE with further guest parking areas, secure bike store and communal gardens providing a delightful external recreation area which, of course, is ancillary to the delightful open spaces of the Lower Green itself.

LEASE DETAILS

The property is held on a lease for a term of 150 years from the 1st January 2016 at a current ground rent of £150 per annum and there is a service charge payable which currently amounts to £425 per quarter, £1,700 per annum which covers the maintenance of communal areas, garden maintenance, window cleaning and buildings insurance.

SERVICES

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 is available

Mobile date 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
£319,950

EPC: D

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.



5D LOWER GREEN TETTENHALL

TOTAL: 77sq.m. 829sq.ft.

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



