



The Rafters, Flat 5 Dippons House Dippons Drive, Tettenhall Wood, Wolverhampton, WV6 8HJ

BERRIMAN
EATON

The Rafters, Flat 5 Dippons House Dippons Drive, Tettenhall Wood, Wolverhampton, WV6 8HJ

A charming two-bedroom apartment retaining many original period features, ideally situated in a sought-after location.

LOCATION

The property stands in a sought after location being accessed off Dippons Drive within easy reach of the wide ranging facilities afforded by Tettenhall Wood, Tettenhall Village and the Compton Shopping Centre. There is easy access to the City Centre itself and the area is well served by schooling in both sectors.

DESCRIPTION

Dippons House was a former Arts and Craft Mansion in the prestigious area of Tettenhall. In the 1960's, the surrounding farmland was sold for development and the house and gardens were restored into grand apartments retaining the period features.

The Rafters is a beautifully presented two bedroom apartment with tasteful décor throughout and benefits from off street parking.

ACCOMMODATION

There is pedestrian gated access to the courtyard with a door opening into the communal entrance hall, the apartment is located on the second floor with a door opening into the HALL having a double glazed roof light and storage cupboard. The LOUNGE has glazed windows to the front and side elevation, eaves storage and a log burning stove. The KITCHEN is well appointed comprising wall and base mounted shaker style units with fitted marble effect working surface, integrated oven with extractor above, integrated dishwasher, space for a fridge freezer, washing machine and tumble dryer and a glazed window to the rear elevation.

BEDROOM ONE is a double room in size with a glazed window to the front and walk in wardrobe. BEDROOM TWO is a good size room with a double glazed rear window. The BATHROOM comprises a well appointed suite with a panelled bath with rainfall shower over, wash hand basin, WC and glazed window.

OUTSIDE

There is allocated parking for the property situated to the rear of the garages. The communal grounds are well maintained with a courtyard around a central raised lily pond with the gardens and footpaths extending through mature trees and flower borders.

LEASE DETAILS

The property is held on a lease term of 99 years from the 31st March 1988 thus having 61 years unexpired, on completion the lease will extend to 125 years. The service charge currently payable is £1,440 per annum and the ground rent is £100 per annum.

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

COUNCIL TAX BAND C – 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 and 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.

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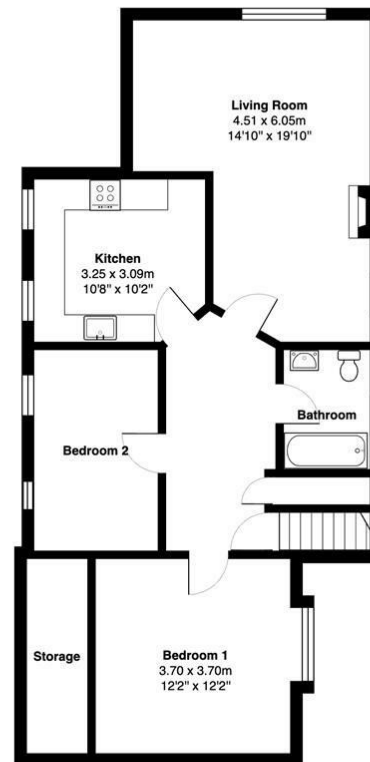
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Offers Around
£235,000

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: 78.5 m² ... 845 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)

