



9 Weller Court, Finchfield, Wolverhampton, WV3 9EF

BERRIMAN  
EATON

# 9 Weller Court, Finchfield, Wolverhampton, WV3 9EF

A well-appointed ground floor apartment situated within a grade II listed building providing spacious accommodation in a convenient location.

## LOCATION

Weller Court is ideally situated for a wide range of local amenities closeby at Finchfield and Compton. There is convenient travelling to the more extensive facilities afforded by Wolverhampton City Centre itself. There are convenient transport links and easy access to both the M54 and M6. The area is also well served by schooling in both sectors.

## DESCRIPTION

Weller Court is an outstanding development with a modern purpose built development centred around the conversion of The Spinney, an arts and craft style property which was originally a private residence, but which later became a well-known club and restaurant.

9 Weller Court is a well presented two bedroom, two bathroom, ground floor apartment providing spacious accommodation, also benefitting from allocated parking, double glazing and gas fired central heating.

## ACCOMMODATION

A composite front door opens into the large ENTRANCE HALL having a double glazed window and storage cupboard. The LOUNGE is of a good size having two double glazed windows to the front elevation and a door to the KITCHEN comprising a range of wall and base mounted units with fitted worktops and tiled splash back, tiled flooring, stainless steel sink, a range of integrated appliances including an oven with four ring gas hob, washer/dryer, dishwasher, fridge and freezer, wall mounted Worcester Bosch central heating boiler and a double glazed window to the rear.

PRINCIPAL BEDROOM comprises a double room with a double glazed window to the front, a DRESSING AREA with a range of fitted wardrobes and an ENSUITE having a white suite of WC, tiled shower cubicle, vanity unit with hand basin, cupboards below and tiled splash back, extractor fan and a chrome heated towel rail. BEDROOM TWO is also a double room with double glazed windows to the front. The BATHROOM has a panelled bath with shower attachment, WC, vanity unit with hand basin and cupboard below, part tiled walls, tiled flooring, and a chrome heated towel rail.

## OUTSIDE

There is visitor parking to the front of the building, with the apartment having one allocated parking space to the rear. The communal grounds are well presented and maintained.

## LEASE DETAILS

The property is held on a lease for a term of 125 years from the 1st of October 2001 thus having approximately 104 years unexpired at a current ground rent of £62.50 per half year. There is a service charge of £1,230 per half year. We recommend you verify these details with your solicitor.

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 LEASEHOLD.

Broadband – Ofcom checker shows Standard and Superfast 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 risk.

### Tettenhall Office

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### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Lettings Office

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01902 326366

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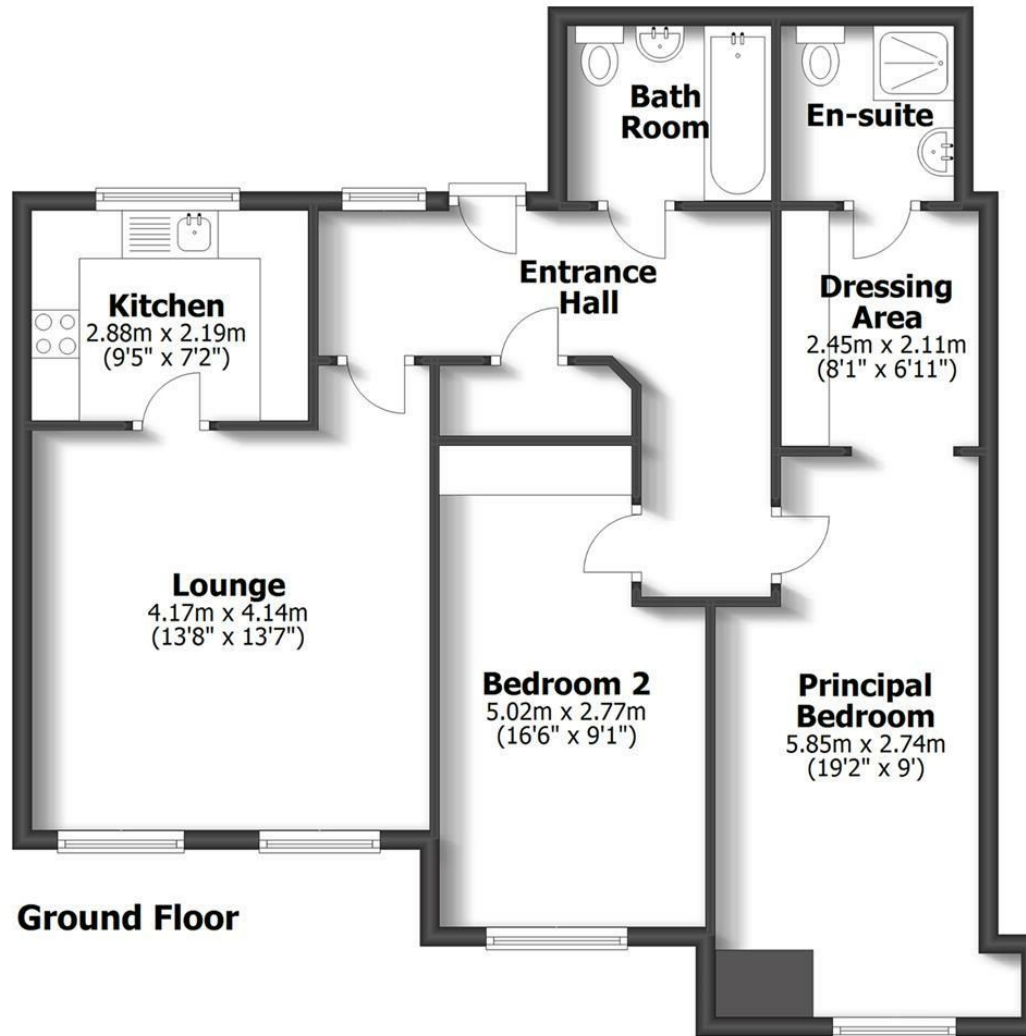
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£175,000

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.

**9 Weller Court**  
Finchfield



**TOTAL: 80.9sq.m. 868sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

