22 Highgrove, Tettenhall, Wolverhampton, WV6 8LQ

BERRIMAN EATON

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A superbly situated first floor apartment standing within a purpose built retirement development in a sought after area close to Tettenhall Village.

LOCATION

22 Highgrove stands in a lovely position within the development which is situated within close proximity of both Tettenhall Village and Tettenhall Wood. The development stands in matured grounds and retains the security of being part of a specially designed retirement scheme.

DESCRIPTION

22 Highgrove is a well-proportioned two bedroom apartment with spacious rooms of much calibre and note standing in a purpose built retirement development. The property is well appointed throughout with excellent kitchen and shower room suites.

The property benefits from double glazing and gas fired central heating and the management company takes care of all external maintenance including maintenance of the grounds and, in case of emergency, there is a fully maintained telephone alarm system. As this is a retirement development there is a requirement that the purchaser should be over the age of 55 years.

ACCOMMODATION

A secure door opens into the communal hall which serves just two apartments on the ground floor and two on the first floor. Stairs rise to the first floor landing with a wooden door opening into the apartment itself with a large RECEPTION ROOM with ample space for both seating and dining with wood laminate flooring, wiring for wall lights, coved ceiling, a double glazed bay window and a fire surround with electric point. A glazed door opens into REAR HALL with wood laminate flooring, a linen cupboard with slatted shelving and access to the loft. The KITCHEN has a range of wall and base units with under counter lighting with tiled splash back, tiled floor, integrated appliances including and AEG washer dryer, Bosch oven, Neff four ring induction hob with Bosch extractor fan above, a Worcester boiler and a Bosch microwave and a double glazed bay window.

BEDROOM ONE is a good size double with fitted wardrobes and a double glazed window overlooking the rear garden. BEDROOM TWO is also double with a double glazed window and a built in cupboard. The SHOWER ROOM has a double cubicle with electric shower, pedestal wash basin with mirrored cabinet above, WC, heated ladder towel rail, tiled floor, part tiled walls and an emergency pull cord.

OUTSIDE

Highgrove stands within well maintained communal grounds and gardens. The apartment benefits from an allocated parking space and there are visitor parking spaces available.

LEASE

The property is leasehold and is held on a lease for a term of 150 years from each renewal of ownership at a peppercorn ground rent. There is currently a service charge payable of £1,129.02 per quarter which includes the cost of external maintenance, maintenance of the communal grounds, buildings insurance, window cleaning and the provision of a site manager.

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 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 low risk

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Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
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Wombourne Office
01902 326366
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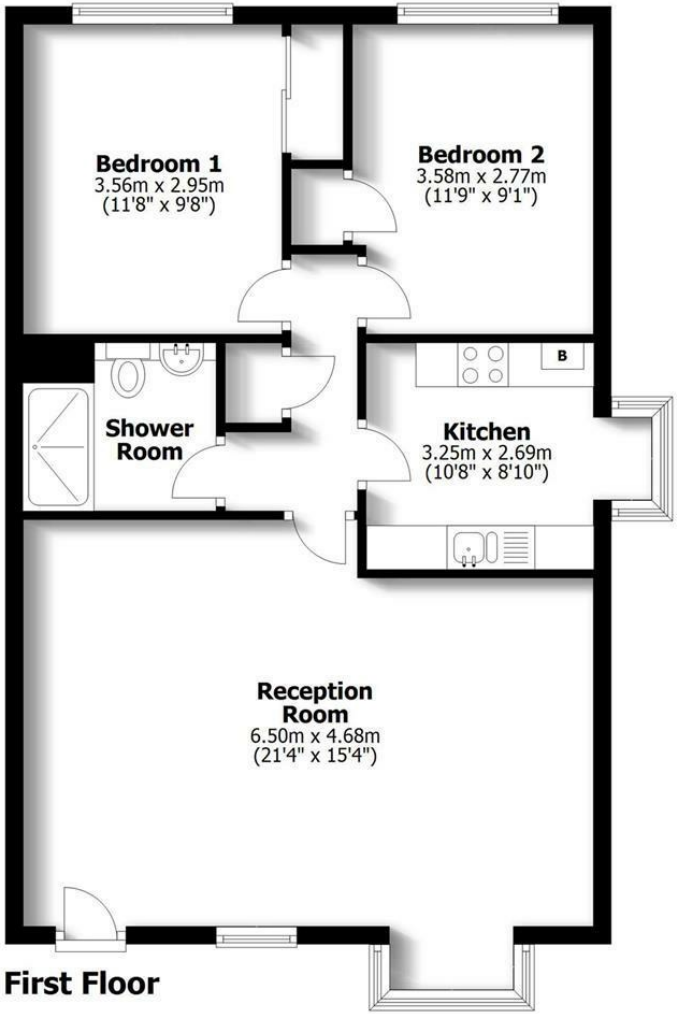
www.berrimaneaton.co.uk

Offers Around
£115,000

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.

22 HIGHGROVE
TETTENHALL



First Floor

TOTAL: 69.2sq.m. 745sq.ft.

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