

15, Beechwood Court Corfton Drive, Wolverhampton, WV6 8PE

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A well located and beautifully presented ground floor apartment standing in a highly regarded retirement development for the over 60's close to the centre of Tettenhall Village.

LOCATION

Beechwood Court lies just off Corfton Drive within easy reach of Tettenhall Village centre with its comprehensive range of shopping facilities. Regular bus services run along Wood Road and the further amenities afforded by Tettenhall Wood, the Compton Shopping Centre and Wolverhampton City Centre itself are all within easy reach.

DESCRIPTION

15 Beechwood Court is a ground-floor apartment that was renovated by the current owners in 2016, offering well-presented accommodation with a delightful outlook over the communal gardens. Beechwood Court also benefits from a passenger lift.

The development is an ideal retirement property and benefits from the services of a house manager, 24 hour emergency pull cord system, a communal lounge, a communal laundry and drying room, residents parking and guest suites which can be booked for visiting family or friends. Beechwood Court, which is mostly wheelchair friendly, is surrounded by well-maintained communal grounds and gardens providing delightful external areas.

ACCOMMODATION

A door opens into the HALL having a large storage cupboard. The LOUNGE is a good size with a double glazed window and door opening onto a small patio, fireplace with electric fire, coved ceiling, wiring for wall lights and a sliding door opening into the well appointed KITCHEN with integrated oven with hob and extractor above, breakfast bar, sink and drainer, space for a fridge freezer, integrated ceiling lights and double glazed window.

The BEDROOM is a double room in size with a built in wardrobe and double glazed window. The SHOWER ROOM comprises a modern suite with a walk in shower cubicle, vanity unit with wash basin and cupboards beneath, WC, integrated ceiling lights and a heated towel radiator.

OUTSIDE

Beechwood Court stands in a delightful, secluded position amidst extensive, communal and sweeping lawns with well stocked beds and borders. There is ample parking for residents and visitors.

LEASE DETAILS

The property is held on a lease of 125 years from the 1st of August 1987 thus having approximately 86 years unexpired.

There is a service charge payable which is currently £3,604.58 per annum which covers internal communal area decoration and cleaning, external decoration, grounds maintenance, communal laundry, buildings insurance, two guest suites and a lift. There is a ground rent of £494.20 per annum.

We are informed by the Vendors that mains water and drainage are connected and the heating is via electric storage heaters
COUNCIL TAX BAND B – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is LEASEHOLD.
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.
The long term flood defences website shows very low risk.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

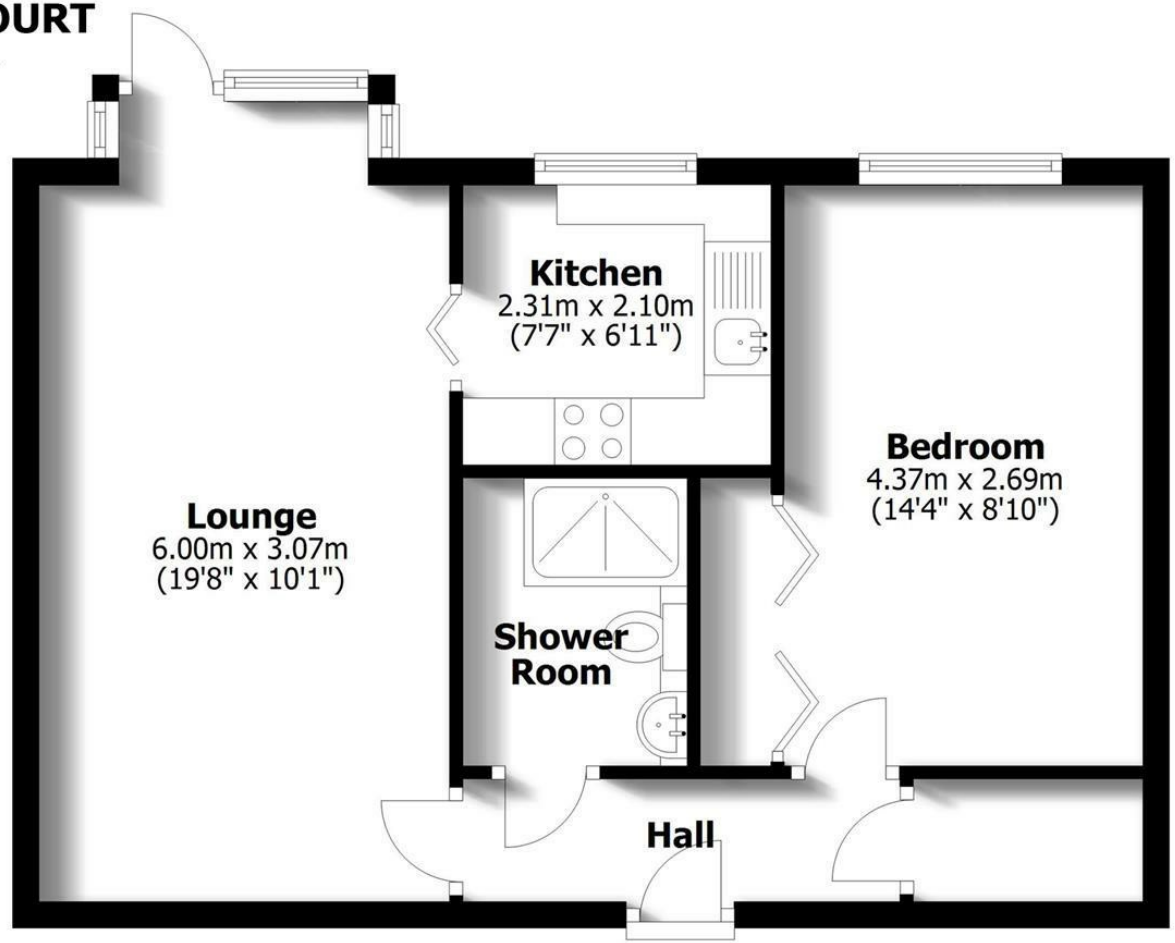
Offers Around
£115,000

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.

15 BEECHWOOD COURT
CORFTON DRIVE, TETTENHALL

TOTAL: 45.6sq.m. 491sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor







