



Flat 1, Dippons House Dippons Drive, Wolverhampton, WV6 8HJ

BERRIMAN
EATON

Flat 1, Dippons House Dippons Drive, Wolverhampton, WV6 8HJ

A beautifully presented two-bedroom ground floor flat in a convenient location, with off-street parking and a garage.

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.

Flat 1 Dippons House is an elegantly presented two-bedroom property that has been improved by the current owner, featuring a well-appointed kitchen and bathroom suite and a stylish interior throughout.

The accommodation comprises a good-sized reception room, kitchen, utility area, two double bedrooms and a shower room.

The property further benefits from an allocated parking space and a garage, providing ample storage.

ACCOMMODATION

The front door opens into the HALL with laminate flooring, dado rail, a store with space for an American style fridge freezer and steps down to a UTILITY AREA having space for a tumble dryer. The LOUNGE has a large walk in bay window with secondary glazing to the front elevation and a fitted window seat providing storage beneath, there is a window to the side, dado rails, ceiling rose and a feature brick fireplace with an inset wood burner. The KITCHEN comprises wall and base shaker style units with fitted butchers block working surfaces, a Belfast sink, integrated oven, microwave and hob. There is space for a washing machine and a glazed window to the rear.

BEDROOM ONE is a double room with glazed windows to the side BEDROOM TWO, currently being used as a dining room with laminate flooring and a large, glazed window to the rear. The SHOWER ROOM has a walk in shower cubicle with rainfall hose, vanity unit with wash basin, drawers and cupboards beneath, a WC, tiled flooring and a glazed window to the rear elevation.

OUTSIDE

The property comes with a storage cupboard located in the communal entrance, a GARAGE providing additional storage with electric light and power and there is also an allocated parking space. 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 29th of September 1987 thus having 60 years unexpired, on completion the lease will be extended to 125 years. The service charge currently payable is £1,440 per annum and the ground rent is £100 per annum. We believe there is a no pet policy at the development and are awaiting the lease to confirm these details.

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 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.

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Lettings Office

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Bridgnorth Office

01746 766499

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Wombourne Office

01902 326366

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www.berrimaneaton.co.uk

Offers Around
£229,950

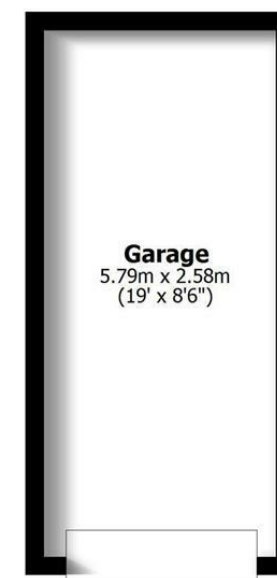
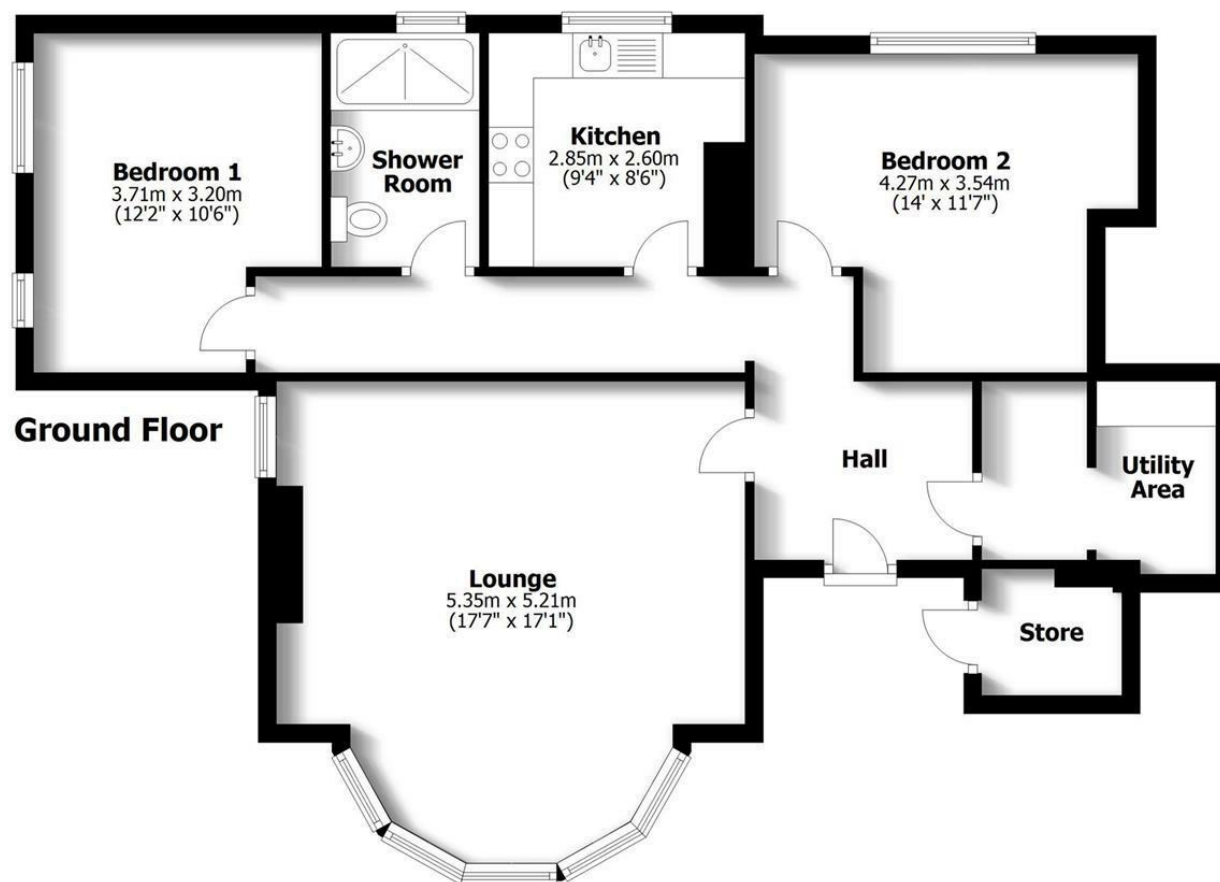
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.



FLAT 1, DIPPONS HOUSE

DIPPONS DRIVE, TETTENHALL WOOD



FLAT: 82sq.m. 883sq.ft.
GARAGE: 14.9sq.m. 161sq.ft.
TOTAL: 96.9sq.m. 1044sq.ft.

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

