



33 Upper Street, Tettenhall, Wolverhampton, WV6 8QF

**BERRIMAN**  
**EATON**

# 33 Upper Street, Tettenhall, Wolverhampton, WV6 8QF

A well-presented and surprisingly spacious three-bedroom, two-storey flat, ideally located close to the village centre and within easy reach of local amenities and transport links.

## LOCATION

33 Upper Street is a well-positioned maisonette standing within easy walking distance of the centre of the fashionable village of Tettenhall. There are a wide variety of facilities within the village centre itself which are ideal for everyday requirements.

The further, more extensive amenities afforded by the City Centre are within convenient travelling distance with regular bus services running along the A41 and the area is particularly well served by schooling in both sectors.

## DESCRIPTION

33 Upper Street comprises a three-bedroom maisonette arranged over the second and third floors of a purpose-built development, offering well-proportioned accommodation throughout.

The property is well presented and features a good-sized lounge and kitchen, three bedrooms, and a bathroom.

## ACCOMMODATION

A door opens into the HALLWAY with tiled flooring. The BREAKFAST KITCHEN has wall and base mounted units, a sink and drainer, an integrated oven, hob, dishwasher and washing machine, there is space for a fridge freezer, a breakfast bar, integrated ceiling lighting and a double glazed window to the front. The LOUNGE is a good size with integrated ceiling lights and double glazed windows to the front elevation.

Stairs rise to the FIRST FLOOR LANDING with a large storage cupboard. BEDROOM ONE is double room with built in storage cupboards and double glazed windows to the front. BEDROOM TWO is also a double room with a built in storage cupboard and double glazed window to the front and BEDROOM THREE is a well-proportioned room with a double glazed window to the front elevation. The BATHROOM comprises a bath with a shower over, WC, wash basin, airing cupboard and a double glazed front window.

## OUTSIDE

The development stands within well maintained grounds with lawns and stocked borders, off road parking and there is an allocated store.

## LEASE DETAILS

The lease is held on a term on 125 years from 1st April 2005 having approximately 104 years unexpired. There is a service charge of £940.67 per annum and ground rent of £10 Per annum.

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

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

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

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

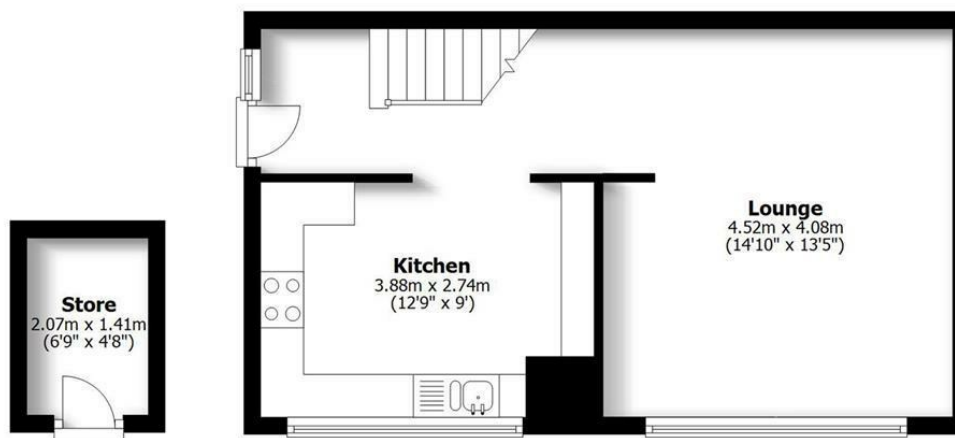
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



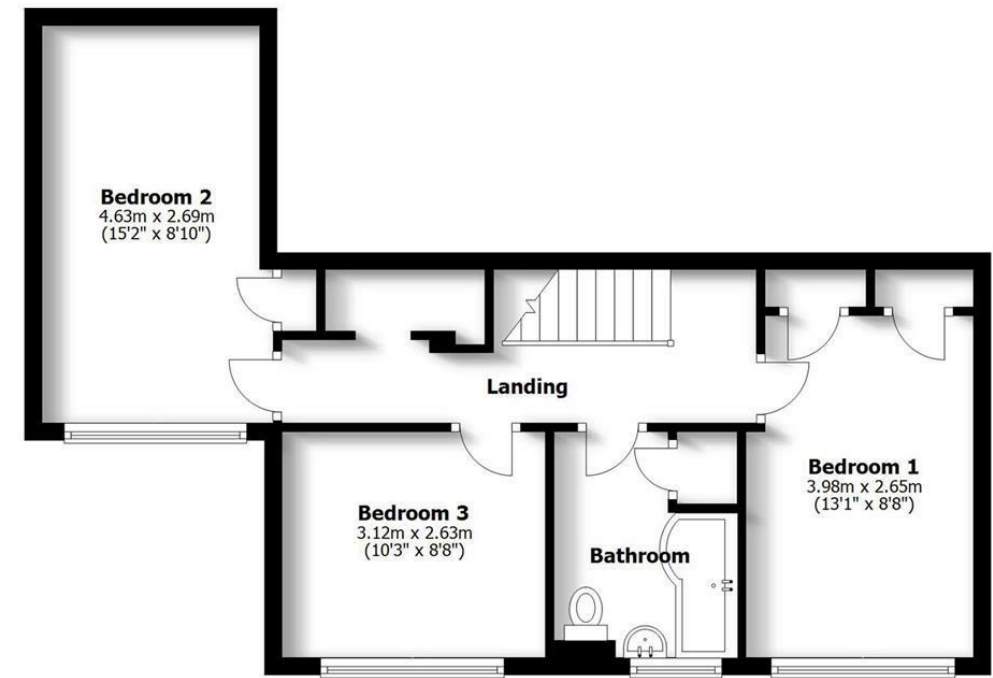
**33 UPPER STREET  
TETTENHALL**

APARTMENT: 85.3sq.m. 918sq.ft.  
 STORE: 2.9sq.m. 31sq.ft.  
**TOTAL: 88.2sq.m. 949sq.ft.**

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



**Second Floor**



**Third Floor**

