



44 Highgrove, Tettenhall, Wolverhampton, WV6 8LQ

BERRIMAN  
EATON

# 44 Highgrove, Tettenhall, Wolverhampton, WV6 8LQ

A superbly situated two bedroom property standing within a purpose built retirement development in a sought after area close to Tettenhall Village.

## LOCATION

44 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

44 Highgrove is a well-proportioned and beautifully presented two bedroom property standing in a purpose built retirement development. The property is well appointed throughout with excellent kitchen and shower room suites.

The property benefits from off street parking, a garage and a small courtyard garden along with double glazing and gas fired central heating.

As this is a retirement development there is a requirement that the purchaser should be over the age of 55 years.

## ACCOMMODATION

A double glazed front door opens into the HALL with a GUEST CLOAKROOM with WC, wash basin with a cupboard beneath, a double glazed port hole window to the front and a storage cupboard having plumbing for a washing machine and space for a tumble dryer. The LOUNGE/DINING ROOM is a superb size with an integrated ceiling lighting, a feature fireplace with a gas fire, double glazed front windows and sliding doors to the rear. From the lounge a door opens into the well appointed KITCHEN comprising wall and base mounted units with fitted granite work surfaces, a stainless steel sink and drainer, integrated appliances including an oven, hob and a fridge. There is tiled flooring, double glazed roof light and door to the rear and a door to the garage.

Stairs with wooden balustrading rise to the first floor LANDING with two built in storage cupboards. BEDROOM ONE is a well proportioned double room with a double glazed window to the front wiring for wall lights, a fitted wardrobe and eaves storage space. BEDROOM TWO is also a good size double room with fitted wardrobes and a double glazed rear window. The SHOWER ROOM is well appointed comprising a walk in shower cubicle with a rainfall shower and a separate hose, WC, a wash basin and a double glazed rear window.

## OUTSIDE

The property sits behind a shaped lawn and a paved pathway to the front door. There is a GARAGE to the rear providing ample storage space, electric light and power and an internal door to the kitchen. Rear gated access opens into the REAR GARDEN which is hard landscape with raised beds.

## LEASE DETAILS

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 an annual service charge payable of £4,520.72 which includes the ground rent, 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 E – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

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

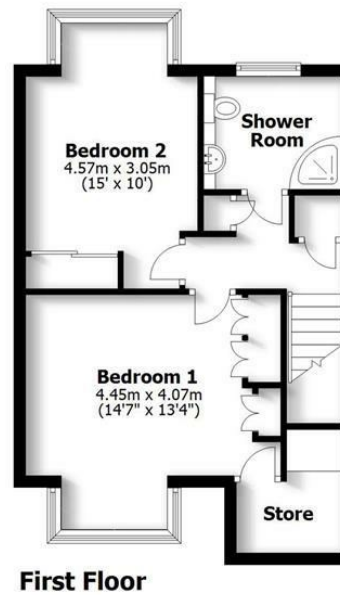
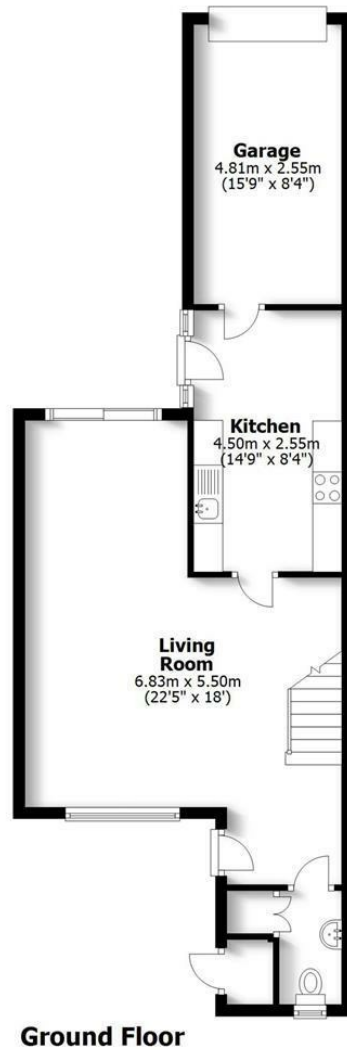
Offers Around  
£300,000

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.



## 44 Highgrove Tettenhall



HOUSE: 91.0sq.m. 979sq.ft.  
GARAGE: 12.2sq.m. 132sq.ft.  
**TOTAL: 103.2sq.m. 1111sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

