

Rees Page



57 Beechwood Court, Corfton Drive, Tettenhall, WV6 8PE

A well-presented two-bedroom second floor apartment offered with no upwards chain and being part of a 'retirement' development, specifically for those over 60 years of age. Situated in one of the premier residential areas of Tettenhall, to the Western fringe of Wolverhampton and its extensive range of shopping facilities, amenities and public transport services, the development is not too far from the majority of Tettenhall villages amenities.

Beechwood Court stands in well-kept grounds, with visitor parking bays and also benefits from a 'care-link' system and House Manager. There are communal facilities including a resident's lounge and laundry plus guest's suite, lifts and more.

EPC- D(61)

Title - Leasehold

Council Tax Band - C - £2,040.01

Offers Around

£149,000



Entrance

Approached through a communal security intercom-controlled entrance and reception lobby. The apartment is within a short walk down the hallway, to a lift and rising to the second floor. Follow the hallway for some distance to no.57

Reception Hallway

Door opens into the apartment's hallway with coving, storage heater, cloak-cupboard, ceiling light and doors into.

Living Room

19' 6" x 9' 10" (5.94m x 3.00m)

With wall lights, feature surround and marble hearth and electric fire, TV point, telephone point, storage heater, walk-in cupboard (with meters, shelving, and light), double-glazed bay window, intercom entry phone, care-link alarm cord, archway into.



Kitchen

9' 2" x 6' 5" (2.79m x 1.96m)

Comprising of a range of wall and base units, work surfaces, integrated electric oven and ceramic hob, extractor, sink & drainer, tiled walls, coving, wall light, extractor fan and a double-glazed window.

Further doors from the hallway lead into.



Bedroom 1

12' 0" x 9' 10" (3.66m x 3.00m)

With coving, ceiling light, storage heater, mirrored built in wardrobes, and a double-glazed window.

Bedroom 2

9' 10" x 8' 10" (3.00m x 2.69m)

With a wall light, coving, storage heater, built-in mirrored wardrobe, and a double-glazed window.



Shower Room

7' 3" x 5' 7" (max) (2.21m x 1.70m)

With a wall light, coving, storage heater, built-in mirrored wardrobe, and a double-glazed window.

Other Amenities

There is a comfortable resident's lounge with kitchenette and a laundry room.

Visitor accommodation is available by booking for use by relatives etc, at additional daily cost.

Outside Gardens

A particular pleasant feature of Beechwood Court are the spacious, mature and well-kept communal grounds that surround the complex with lawns and well stocked borders. They are tended groundsmen and in addition many of the residents are also 'hands-on' creating a particularly pleasant environment, plenty of space to walk, 'hide', or chat with other residents on the various benches or on the patio outside the residents' lounge.

There are a limited number of car parking facilities for residents and visitors. As well as the visitor parking area, additional parking is 'on-street' into Corfton Drive.

Additional Information

Benefits from a 24 hour 'Care-Link' system and a House Manager.

The property forms part of an estate. There is no upwards chain. Grant of Probate has been approved.

Offers are invited for consideration.

Fixtures and fittings will remain in situ as seen.

Viewing is most highly recommended.

Please note that there is a minimum age qualification for residency of 60 years with minimum spouse/partner age qualification of 55 years.

EPC - D(61)

Council Tax Band - C - £2,040.01

Title - We are advised that the property is LEASEHOLD title of 125 years which commenced on 26/08/1988

Prospective purchasers should satisfy themselves of the accuracy of this information.

Service Charge

Please note that the property is held on a lease with 'Ground Rent' payable.

In addition, a 'Service Charge' is levied on all residents to cover Buildings Insurance, Maintenance, Communal facilities/areas, (inc 'Care Line' and Housekeeper), lift maintenance and garden upkeep etc.

We are advised that the ground rent is currently £500pa.

Service charges are apparently £4391pa.

All subject to change. Independent confirmation should be sought. Further full details can be obtained via Agent's Office.

Directions

From the city centre proceed along the A41 Tettenhall Road. After approx. 2 miles turn left into Tettenhall Upper Green and then left again to pass through Tettenhall High Street. Continue into Wood Road. After 0.25 mile turn right into Corfton Drive where Beechwood Court can be found within the first left turning. For SATNAV please use the postcode WV6 8PE.



Floor Plan



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

57 Beechwood Court, Crofton Drive, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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