



Bartlams.

41 Beechwood Court, Corfton Drive, Wolverhampton - WV6 8PE
£75,000



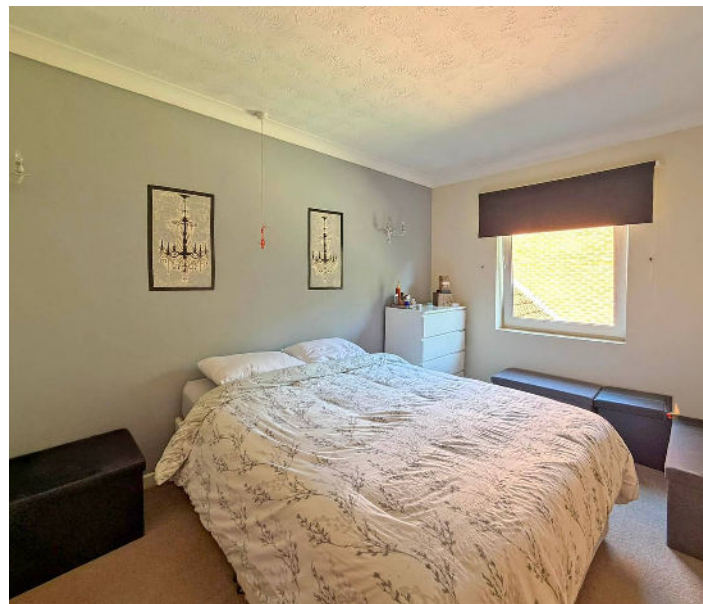
41 Beechwood Court, Corfton Drive

Wolverhampton

Occupying a pleasant top floor position within the highly regarded Beechwood Court retirement development, this well-maintained one-bedroom apartment is available to purchasers aged 60 years and over and enjoys an attractive outlook across the beautifully kept communal gardens.

Ideally situated just a short walk from the heart of Tettenhall Village, the property benefits from easy access to an excellent range of independent shops, cafés, restaurants, medical facilities and everyday amenities, together with regular bus services providing convenient links to Wolverhampton City Centre and the surrounding areas.

Designed for comfortable, low-maintenance retirement living, Beechwood Court offers residents a welcoming community environment together with a range of excellent communal facilities, including a House Manager, 24-hour emergency pull-cord system, residents' lounge, communal laundry and drying room, guest accommodation for visiting family and friends, residents' parking and beautifully maintained communal gardens.



B.



41 Beechwood Court, Corfton Drive

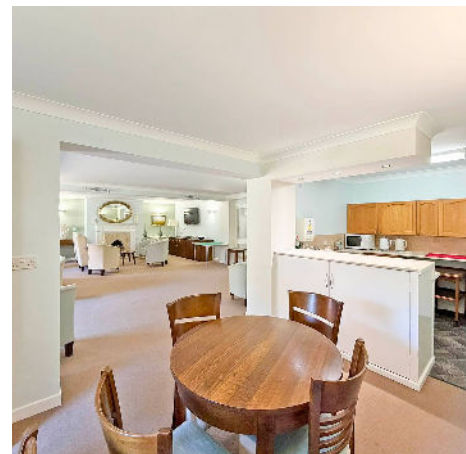
Wolverhampton

The accommodation briefly comprises an entrance hall with useful storage cupboard, a spacious lounge featuring an attractive fireplace with electric fire and a window enjoying pleasant views over the communal gardens. The adjoining kitchen is fitted with a range of wall and base units incorporating an integrated electric oven, hob and sink basin.

The generous double bedroom benefits from a fitted mirrored wardrobe, whilst the bathroom is appointed with a shower over the bath, WC, wash hand basin and a heated towel rail.

Externally, the development stands within attractive, landscaped communal grounds with sweeping lawns, mature flower beds and borders, together with ample residents' and visitors' parking.

The property is leasehold with approximately 86 years remaining on the current lease. The annual service charge is currently £3,604.58 and includes maintenance and cleaning of the communal areas, external decoration, window cleaning, grounds maintenance, buildings insurance, use of the communal laundry, lift and guest suites. The annual ground rent is currently £494.20.



B.

41 Beechwood Court, Corfton Drive

Wolverhampton

This attractive apartment presents an excellent opportunity for those seeking independent retirement living in one of Tettenhall's most sought-after developments, combining a peaceful setting with the convenience of village amenities close at hand.

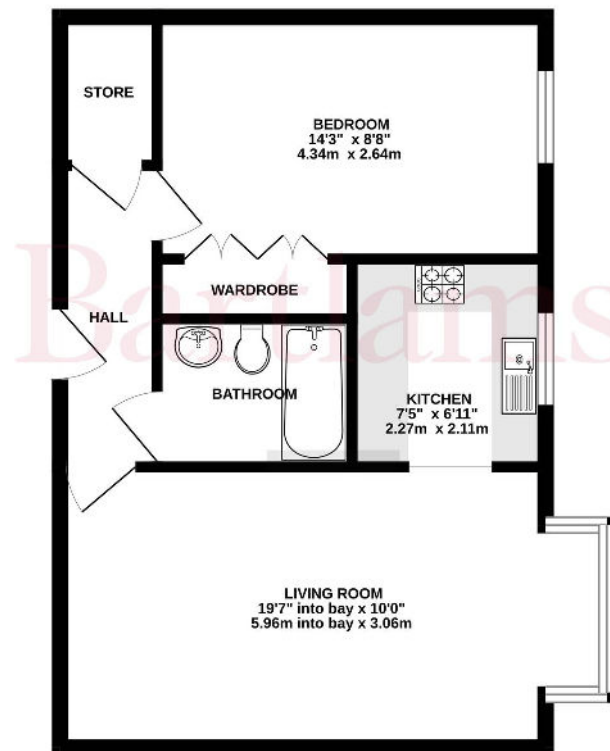
- Top floor retirement apartment for the over 60s
- Highly regarded Beechwood Court development
- Within easy walking distance of Tettenhall Village
- Spacious lounge with patio access overlooking communal gardens
- Double bedroom with fitted mirrored wardrobes
- Excellent communal facilities including House Manager and guest suite
- Approximately 86 years remaining on the lease
- Service charge £3,604.58 per annum | Ground rent £494.20 per annum



B.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10/2016

Bartlams Tettenhall

Bartlams, 24 High Street - WV6 8QT

01902 759888

tettenhall@bartlams.co.uk

www.bartlams.co.uk/

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only.

Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

