



SWF



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## 18 WIGHTWICK COURT WOLVERHAMPTON, WV6 8HF

OFFERS IN THE REGION OF £199,950  
LEASEHOLD

Spacious two bedroom apartment set within the picturesque grounds of Wightwick Court, a gated development in one of the city's most sought after locations. Available with No Onward Chain the impressive accommodation features a large open plan living area with elevated views of the gardens to the rear, fitted kitchen, bedrooms with fitted wardrobes, and a shower room. The gated car park provides allocated parking and access to a garage.



# 18 WIGHTWICK COURT

- NO CHAIN • GATED DEVELOPMENT IN PICTURESQUE GROUNDS • SPACIOUS OPEN PLAN LIVING AREA • ELEVATED VIEWS OF GARDENS TO REAR • GARAGE • KITCHEN WITH FITTED APPLIANCES • TWO DOUBLE BEDROOMS WITH FITTED WARDROBES



## ENTRANCE HALL

Tiled floor, built in cloaks cupboard

## OPEN PLAN LOUNGE / DINING ROOM

Double-glazed window to the rear offering elevated views across the gardens, radiator and an opening through to the kitchen.

## KITCHEN

Double-glazed window, tiled floor, fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Integral appliances include double oven, four ring hob, and dishwasher.

## BEDROOM ONE

Double-glazed window overlooking the rear gardens, radiator, fitted wardrobes with sliding mirror doors.

## BEDROOM TWO

Double-glazed window, radiator, fitted wardrobes with sliding doors.

## SHOWER ROOM

Double-glazed obscure window, tiled floor, heated towel radiator, suite comprising low-level w.c, sink with vanity unit beneath, and shower enclosure.

## OUTSIDE

The development is accessed via security gates to a large car park with allocated resident and visitor parking spaces.

Set within picturesque mature grounds, there is a large communal lawned garden to the rear providing a most pleasant outlook for the property.

## GARAGE

### TENURE Leasehold

The property is leasehold with a 999 year lease from 19th October 2010. We understand the annual service charge is £2,390.00 per annum and that the owner occupiers of Wightwick Court are also shareholders in the Wightwick Court management company.

### COUNCIL TAX

Wolverhampton City Council - Tax Band C

### SERVICES

The agent understands that mains electricity, water and drainage are available.

### BROADBAND

Ofcom checker shows Standard and Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

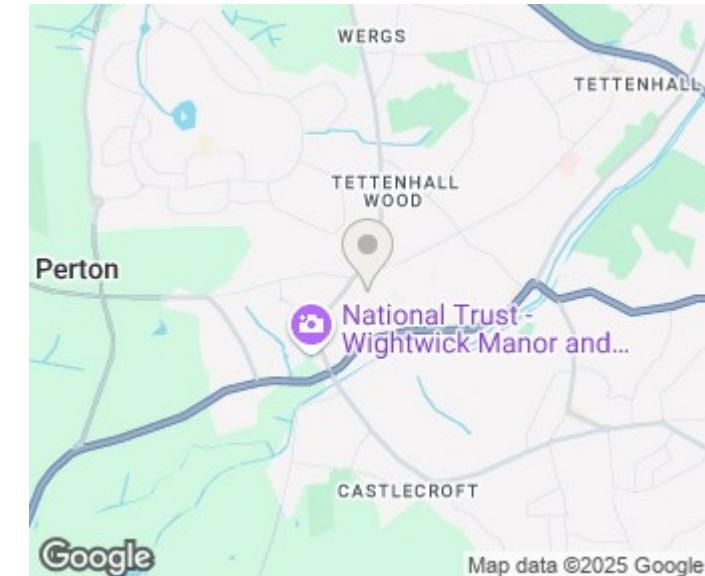
### GARAGE

Number 18 Wightwick Court boasts one of the few garages on the development with power points, lighting and electrically operated roller shutter door.

## 18 WIGHTWICK COURT



## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements