



32 BEECHWOOD COURT CORFTON DRIVE WOLVERHAMPTON, WV6 8PE

OFFERS IN THE REGION OF £80,000
LEASEHOLD

One Bedroom retirement apartment located within Beechwood Court, an ideally positioned retirement complex towards the head of a quiet cul-de-sac in the heart of desirable Tettenhall Wood. Available with No Onward Chain the property is positioned on the second floor with lift access, and comprises entrance hall, living room, kitchen, double bedroom and shower room. The development benefits from the services of a house manager, 24 hour emergency pull cord system, communal lounge, laundry and drying room, residents parking and lift access.



32 BEECHWOOD COURT

- OVER 60's • ONE BEDROOM • HIGHLY SOUGHT AFTER LOCATION • CONVENIENT FOR TETTENHALL VILLAGE • BEAUTIFULLY MAINTAINED GARDENS • RESIDENTS AND VISITOR PARKING • COMMUNAL LOUNGE • COMMUNAL KITCHEN



ENTRANCE HALL

Electric heater and doors to:

LIVING ROOM

14'4" x 11'8"

Double glazed window, useful storage cupboard and an opening to the kitchen.

KITCHEN

7'3" x 5'10"

Part tiled walls, wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap, 4 ring electric hob and space for household appliances beneath.

BEDROOM

17'7" x 8'7"

Double glazed window and fitted wardrobe.

BATHROOM

Tiled walls and suite comprising close coupled w.c, wash hand basin, panelled bath with shower above.

PROPERTY INFORMATION

Title - The property is understood to be leasehold with a current lease term of 125 years from 1 August 1987. We understand that the most recent annual ground rent was £494.00 and most recent annual service charge £3,604.00.

Services - The agents understands that mains water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - 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>

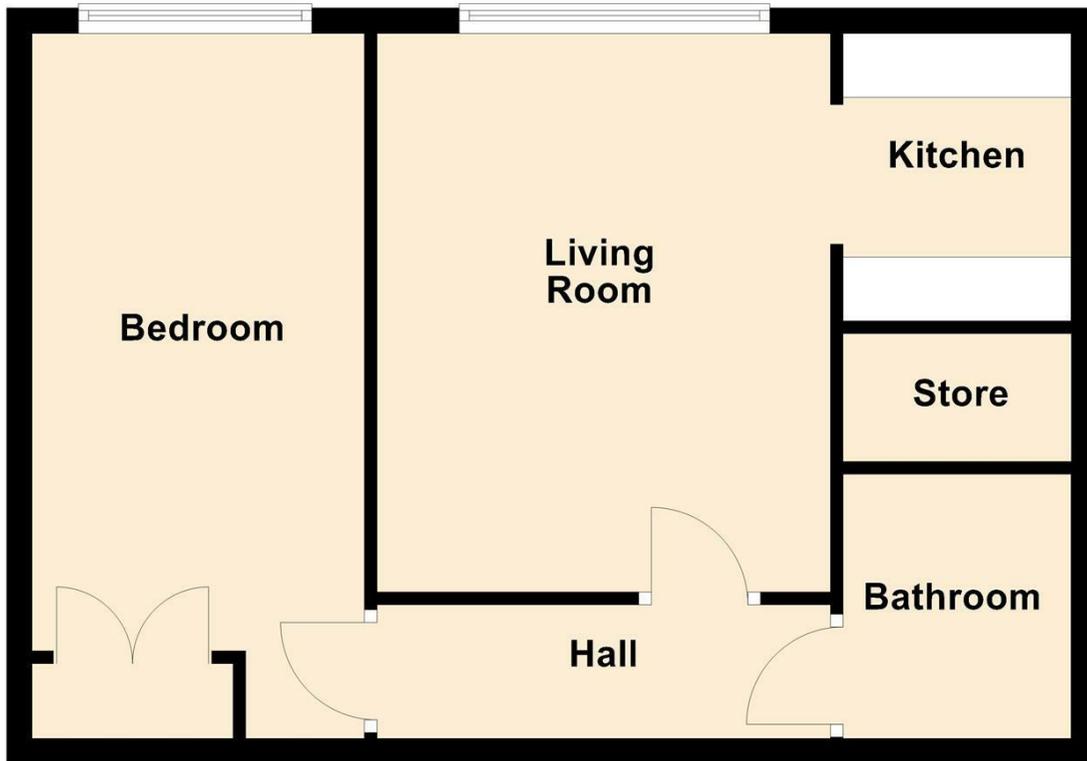
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

32 BEECHWOOD COURT



Ground Floor



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |
| | 77 | 86 |



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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