



**Bartlams**

56 Beechwood Court, Corfton Drive, WV6 8PE



# £95,000

**\*\*TWO BEDROOM SECOND FLOOR APARTMENT ON POPULAR MCCARTHY & STONE DEVELOPMENT, OFFERED WITH NO UPWARD CHAIN\*\*** Located in a private location overlooking lawn gardens and within easy reach of Tettenhall's village centre, the property benefits from, two double bedrooms, a large lounge with a storage area and an opening to a fitted kitchen and a shower room. There is ample parking for residents and guests.

**GROUND FLOOR** Communal Entry: having stairs leading to the first and second floor and lift to all floors.

**Entrance Hall to apartment** Having storage heater, doors to various rooms and store

**LOUNGE:** 19' 5" x 13' 10" (5.91m x 4.21m) with double glazed bay window to the front, storage heater, electric fire with feature surround, door to store. Opening into

**KITCHEN:** 9' 10" x 8' 6" (2.99m x 2.59m) Having wall and base units with work surface over, single sink with drainer, double glazed window to front.

**BEDROOM 1:** 12' 4" x 9' 10" (3.76m x 2.99m) with double glazed window to the front, storage heater and built in wardrobe.

**Bedroom 2** 9' 10" x 8' 6" (2.99m x 2.59m) with double glazed window to the side, store and storage heater.

**SHOWER ROOM:** Having double shower cubicle, WC, sink, extractor fan and heated towel radiator.

- NO CHAIN.
- OVER 60'S.
- TWO BEDROOMS.
- 90 YEARS REMAINING ON THE LEASE.
- £3549.72 PER YEAR - SERVICE CHARGE.
- £460 PER YEAR - GROUND RENT.
  - EPC RATING - C.
  - COUNCIL TAX BAND - C.



Leasehold  
COUNCIL TAX BAND - C  
EPC RATING - C

**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.

Bartlams



**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

SIGNED: .....

DATE: .....

24 High Street TETTENHALL Wolverhampton West Midlands WV6 8QT

01902 759888

tettenhallsales@bartlams.co.uk

www.bartlams.co.uk





