



3 Danescourt Manor, Danescourt Road, Tettenhall, Wolverhampton, WV6 9BH



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An outstanding first floor apartment set within an attractive and individually designed development in a particularly exclusive and sought after address.

### LOCATION

Danescourt Manor stands in a particularly sought after area within Tettenhall which is, within itself, one of the most exclusive areas within the Wolverhampton conurbation.

The excellent local amenities of Tettenhall are within easy reach and the picturesque open spaces of the Upper Green are within easy walking distance. Wolverhampton City Centre itself is within a few minutes drive, there are regular public transport services and rail services run from Codsall Station which, again, is easily accessible and which benefits from direct connections to Birmingham and Shrewsbury.

### DESCRIPTION

The property stands within an attractive apartment block which has distinctive elevations with a 1920's art deco style influence. The apartment itself benefits from well proportioned rooms throughout and is beautifully presented with subtle colour shading to the walls, well appointed kitchen and bathroom suites and double glazed windows.

### ACCOMMODATION

A secured front door with key fob and gate pad entry leads to the communal hallway with stairs rising to the first floor landing and a front door opening into the apartment itself. The HALL has a double glazed porthole window, Karndean style flooring and a door to the GUEST CLOAKROOM with a white suite of WC and pedestal basin with tiled splashback, stylish floor tiling and an extractor fan. The RECEPTION ROOM is a well-proportioned room providing ample space for both lounge and dining areas with two, tall double glazed windows and Karndean style flooring. The KITCHEN has a range of contemporary, gloss fronted units with a range of integrated appliances including a four ring electric hob with stainless steel extraction chimney above and built under

stainless steel electric oven, a dishwasher, a washer dryer and a fridge and freezer, a large double glazed porthole window, integrated ceiling lighting, ceramic floor tiling and a store cupboard with pressurised hot water cylinder. BEDROOM ONE is a good double room in size with a tall double glazed window. BEDROOM TWO is also a good double room in size with a tall double glazed window and the BATHROOM has a well appointed white suite with a panelled bath with mixer tap with shower attachment, WC and vanity unit with wash basin with cupboards beneath and tiled splashback, part tiled walls, an obscured double glazed porthole window, stylish floor tiling, a chrome towel rail radiator and an extraction fan.

### OUTSIDE

The property stands within landscaped, communal grounds with sweeping lawns and a tree studded backdrop and ample parking.

### LEASE DETAILS

The property is held on a lease for a term of 125 years from 1st April 2016. There is a service charge payable which currently amounts to £100 pcm.

We are informed by the Vendors that all mains water, drainage and electricity are connected and the central heating system is via radiators which are fed by the electrically powered hot water cylinder.

COUNCIL TAX BAND C - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

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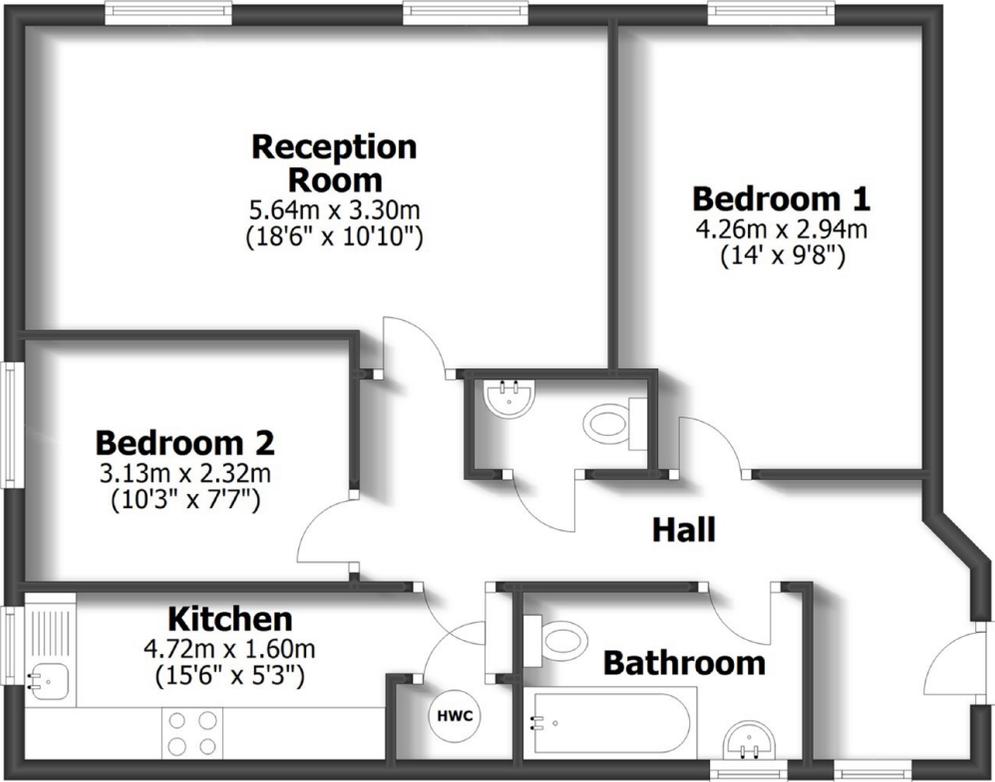
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# 3 DANESCOURT MANOR

DANESCOURT ROAD, TETTENHALL



**First Floor**

**TOTAL: 62.1sq.m. 668sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



