



2 Ellen Place Henry Fowler Drive, Tettenhall, Wolverhampton, WV6 8UD

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A fantastic and unusually spacious two bedroom ground floor apartment, offering superb contemporary living accommodation located within close proximity to the sought-after Tettenhall village.

LOCATION

2 Ellen Place is located within an impressive new building building nestled at the heart of the modern and highly regarded David Wilson Homes development off the Wergs Road within easy reach of the centre of Tettenhall village. Tettenhall provides a full complement of local amenities and there is easy access to further, more extensive amenities afforded by the city centre. The area is well served by schooling in both sectors and the appeal of the apartment is further enhanced by the close proximity to the picturesque open spaces of Upper Green.

DESCRIPTION

2 Ellen Place is a superb two bedroom ground floor apartment offering a high standard of accommodation throughout. There is secured coded entrance to the property and stairs and a lift to the upper floors. The apartment benefits from double glazing throughout and gated parking.

ACCOMMODATION

The apartment benefits from stylish and contemporary accommodation throughout. There is a hall, a large open plan living / dining / kitchen which is a stunning living area with a well appointed kitchen and ample space for both seating and dining. There is a useful separate laundry.

The principal suite has a double bedroom with en-suite shower room, a second double bedroom and a bathroom with both a bath and separate shower.

OUTSIDE

The apartment is approached through a coded gate entrance, there is secured parking

and a secure bicycle store. The apartment benefits from a communal rear garden which is of good size with a range of shrubbery and hedging and there is the further benefit of a private balcony.

TENURE

The property is leasehold on a term of 155 years from 1st January 2014. We recommend prospective purchasers to verify the details of the lease with their solicitor.

SERVICE CHARGE AND GROUND RENT

Details to be confirmed

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND D - Wolverhampton CC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

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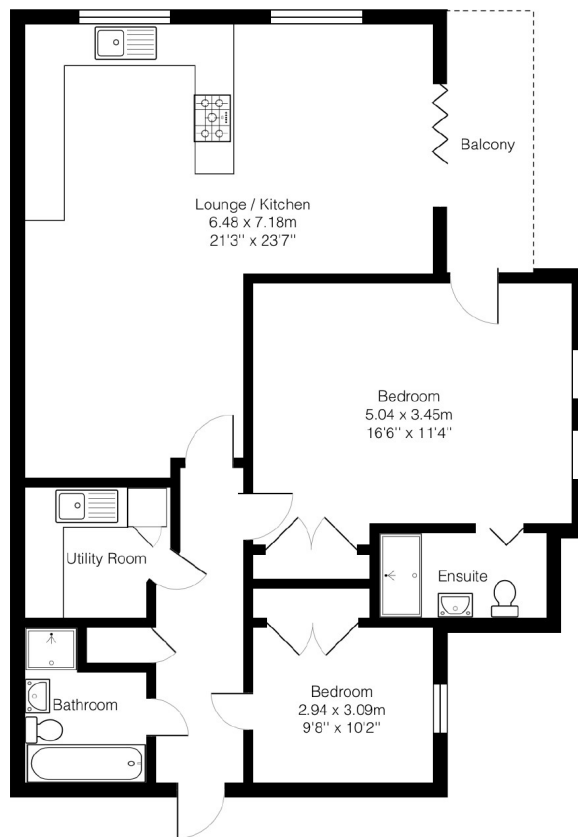
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Offers around
£250,000

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area (Inc Garage/storage Areas) 88.6 m² ... 954 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS

