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BERRIMAN EATON



1 Weller Court, Walnut Drive, Finchfield,
Wolverhampton, West Midlands, WV3 9EF

Offers around £239,950

An attractive and extremely well presented two storey apartment set within an exclusive development known as The Spinney and fashioned around an existing, period building within a much favoured residential neighbourhood, close to local facilities with further extensive amenities available within easy travelling distance of Wolverhampton City Centre. The area is well served by a variety of both independent and maintained schools.

1 Weller Court forms part of a modern development of 21 one and two bedrooms apartments and has been constructed to the highest of specifications with well appointed kitchen and bathroom suites, gas fired central heating and double glazed leaded windows.

The property is situated around an exclusive courtyard setting, surround by feature wrought iron rails and extensively landscaped gardens. There is an allocated parking space with additional guest parking available.

The excellent accommodation comprises:

CANOPY PORCH

ENTRANCE HALL With front door with obscured leaded glass insert, fitted cupboard having shelving, smoke detector, double glazed leaded window to front elevation, ceiling point, laminated flooring and radiator

SPACIOUS LIVING/DINING ROOM 19'9" x 15'9" (6.02m x 4.80m) With feature Beech wood fireplace having under lighting, marble hearth and slips and housing electric flame effect fire in fashionable steel, double glazed leaded window to front elevation and double glazed window to side elevation, laminated flooring, throughout, three ceiling points, coved ceiling and double panel radiator in lounge area and double panel radiator in dining area.

IMPRESSIVE BREAKFAST KITCHEN 14'3" x 7'6" (4.34m x 2.29m) Comprising of wall and base mounted units in Cherry Wood with stainless steel handles, stainless steel single sink drainer with mixer tap hot and cold, formica roll top work surface, two double glazed leaded window to side elevation part ceramic wall tiling, Belling stainless steel range with five ring gas hob and two single ovens, Belling stainless steel canopy extractor fan above with three inset lights, built in separate fridge and freezer, integrated washer dryer and dishwasher, Saunier Duval combination boiler for domestic hot water and central heating system in concealed unit, two end display shelving, two ceiling points and large panel radiator.

INNER HALLWAY With CLOAKS / STORAGE CUPBOARD, ceiling point, thermostatic control for central heating system, smoke detector, coved ceiling and radiator.

BEDROOM NO 2 16'6" x 9' (5.03m x 2.74m) With a range of fitted bedroom furniture comprising of wardrobes, shelving, double hanging rails, double glazed leaded window to rear elevation, coved ceiling and double panel radiator.

DE-LUXE BATHROOM Comprising white Fordham suite of panelled bath with chrome telephone shower attachment, pedestal wash basin, WC with low level flush, fitted wall cabinets with mirrored doors and under lighting, glass shelving, part ceramic wall tiling, four inset ceiling lights, extractor fan and radiator.

A single rise staircase leads from the Inner Hallway to:

GALLERIED LANDING With access to roof storage space, coved ceiling and ceiling point.

PRINCIPAL SUITE 16'3" (under eaves) x 13' (4.95m (under eaves) x 3.96m) With double glazed leaded window to rear elevation, a full range of bedroom furniture comprising of double wardrobe, single wardrobe, knee hole dressing table flanked by drawer units, full height end display shelving, additional matching 4 drawer unit, two bedside cabinets, two inset ceiling lights, two ceiling points, coved ceiling and double panel radiator.

SUPERIOR SHOWER ROOM EN-SUITE With separate fully tiled shower cubicle, pedestal wash basin, WC with low level flush, fitted wall mounted medicine cabinet with mirror inset, four inset ceiling lights, part ceramic wall tiling to dado course, shaver point and radiator

OUTSIDE: The property benefits from an **ALLOCATED PARKING SPACE**

LEASE DETAILS The property is held on a lease for a term of 125 years from August 2001. These details to be verified by your Solicitor.

SERVICE CHARGE There is currently a service charge payable per annum which includes contribution towards the cost of buildings insurance, external maintenance, window cleaning, and gardening. Prospective purchasers are advised to confirm the details with their solicitor.

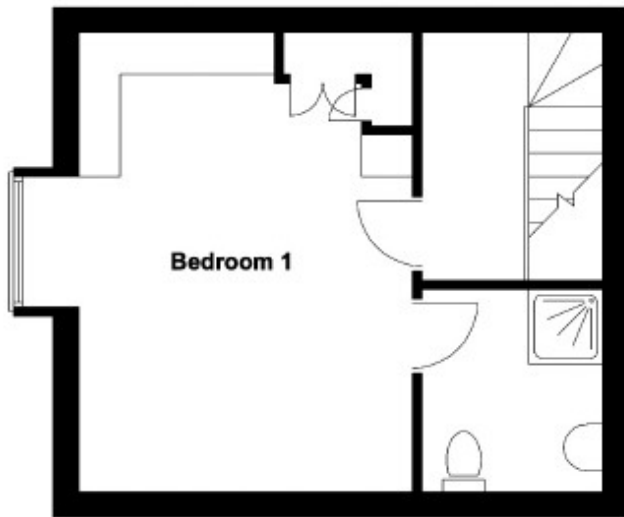
SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND: D - Wolverhampton City Council

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office

DIRECTIONS Proceed out of Wolverhampton City Centre through Chapel Ash along the Compton Road (A454) and continue past the Wolverhampton Grammar School on the left. Shortly after passing Richmond Road and Waterdale on the left, take the next left hand turning into Linden Lea, follow the road around, turn right into Walnut Drive and Weller Court may then be found on the right hand side.

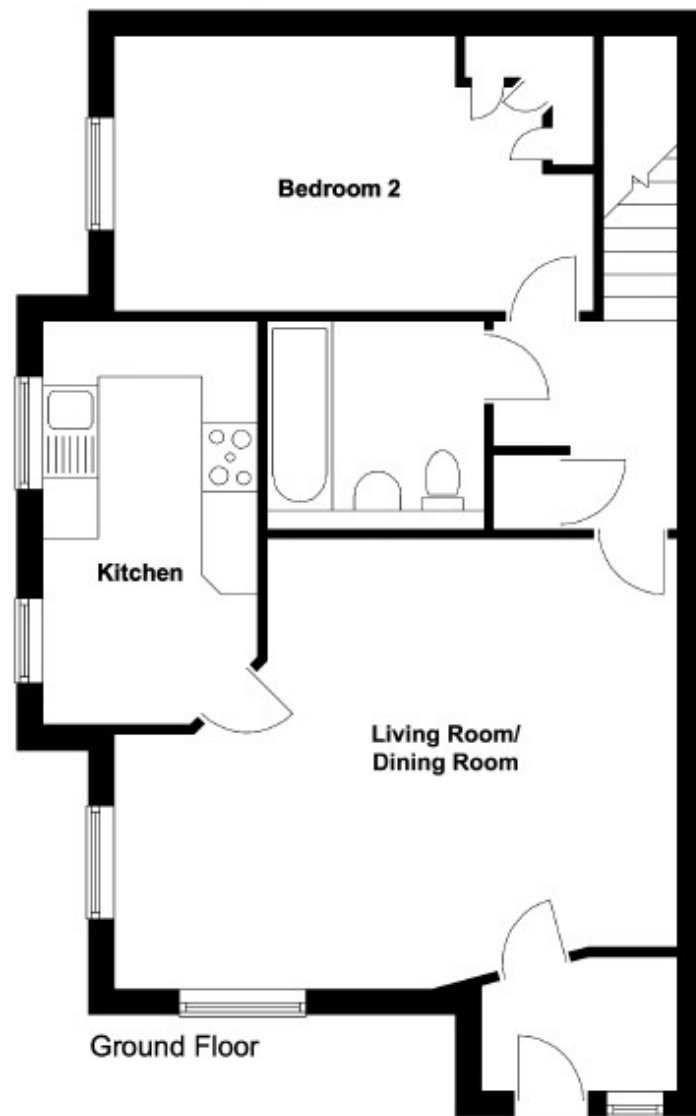


First Floor

**1 WELLER COURT,
THE SPINNEY,
FINCHFIELD**

Approx gross internal area
100sq.m 1075sq.ft

FOR IDENTIFICATION ONLY
NOT TO SCALE



Ground Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England & Wales		77	83
	EU Directive 2002/91/EC		

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	81
	EU Directive 2002/91/EC		

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