



53 Milestone Court, Lime Tree Avenue, Tettenhall Wood, Wolverhampton, WV6 8HB



# 53 Milestone Court, Lime Tree Avenue, Tettenhall Wood, Wolverhampton, WV6 8HB

An outstanding second floor apartment forming part of a purpose built development in a highly regarded and sought after address. The apartment has been completely renovated over recent years with a comprehensive scheme of refurbishment and is now presented to the market in immaculate, show home standard.

## LOCATION

The Development stands in Lime Tree Avenue which is located just off Mill Lane on the Tettenhall Wood / Wightwick borders in a highly regarded and much sought after address.

The wide ranging local facilities afforded by Tettenhall Village, Tettenhall Wood and the Compton Shopping Centre are all within particularly easy reach and there is convenient travelling to Perton and the City Centre itself.

## DESCRIPTION

Milestone Court is a purpose built apartment development and provides apartments of much quality in a prime location. This particular apartment stands on the second floor and benefits from a delightful, elevated outlook with a light and airy feel to all of the rooms. The current owners purchased the property in 2008 and, at the time of purchase, carried out a comprehensive scheme of refurbishment to the entire property. The apartment was re-wired, a gas fired central heating system was installed, the double glazed windows were replaced, a double beam ceiling which is fully insulated was fitted. A wider front door than standard was installed, the kitchen and bathroom were replaced and the apartment was decorated throughout.

## ACCOMMODATION

A secure intercom system provides access to the apartment block itself with stairs rising to the second floor and an independent front door leads into the HALL with tiled floor, integrated ceiling lighting and a wide bank of fitted cloaks and storage cupboards. Glazed and panelled double doors open into the LOUNGE which is a spacious room with a double glazed picture window overlooking the communal grounds, integrated ceiling lighting and an open doorway through into the DINING ROOM with a double glazed picture window to the front and integrated ceiling lighting. The KITCHEN has a well appointed range of wall and base mounted units with granite working surfaces, space for a range style cooker with stainless steel Rangemaster chimney above, space for an American style fridge freezer, plumbing for a

dishwasher, plumbing for a washing machine, space for a tumble dryer, under mounted sinks and drainer, concealed under unit lighting, tiled floor, part tiled walls, integrated ceiling lighting and a double glazed window. There is an INNER HALL with integrated ceiling lighting and recessed display niche with glazed shelving, downlighting and cupboards beneath. BEDROOM ONE is a good double room in size with a double glazed window and a comprehensive range of fitted wardrobes providing ample storage areas with hanging rails, shelving and drawers together with a recessed glass shelf display cabinet and integrated ceiling lighting. BEDROOM TWO is also a double room in size with a double glazed window and built in double wardrobe with hanging rail and shelving and integrated ceiling lighting. The BATHROOM has been reappointed to the highest of standards with a contemporary suite with a panelled bath with shower over with waterfall head and separate hose and full width screen, WC and vanity unit with cupboards beneath, tiled walls with mosaic relief, tiled floor, two double glazed windows,

## OUTSIDE

Milestone Court stands within communal grounds which are well maintained with sweeping lawns and ample parking. There is a GARAGE set within a detached block.

## LEASE

The property is held on a 125 year lease from the 1st January 2011. There is a peppercorn ground rent and service charge associated with the property, we are verifying the details and would recommend that you arrange for your solicitor to also verify the details.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND C - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office

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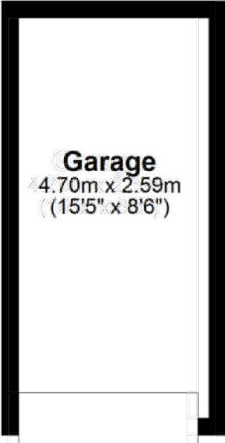
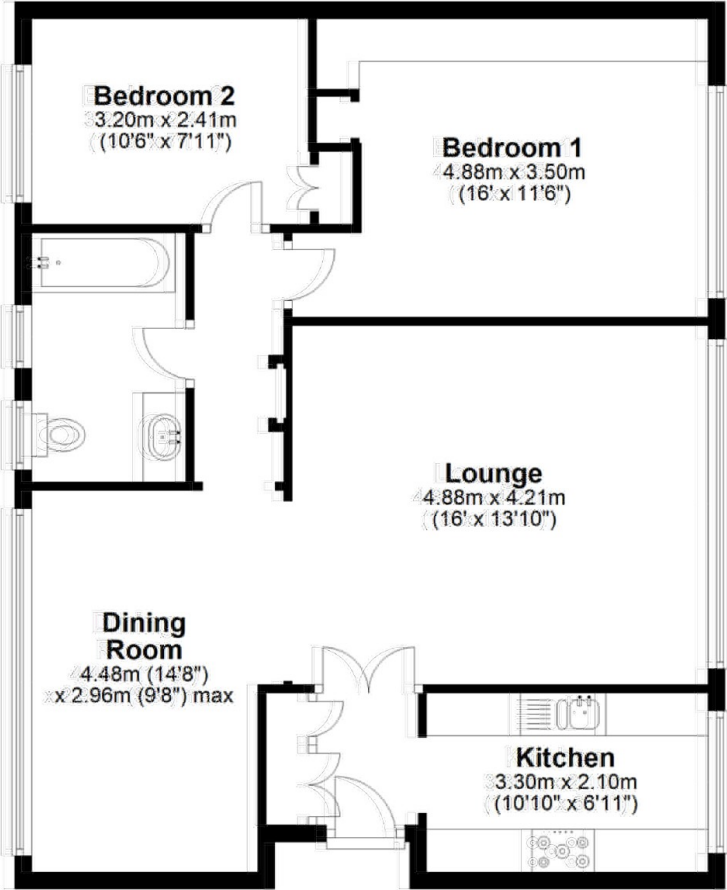
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**53 MILESTONE COURT**  
**LIME TREE AVENUE, TETTENHALL WOOD, WV6 8HB**



**HOUSE: 7782sq.m. 8341sq.ft.**  
**GARAGE: 1122sq.m. 1201sq.ft.**  
**TOTAL: 9904sq.m. 9542sq.ft.**  
 \*INTERNAL ROOM AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

