



Bartlams.

8 The Courtlands, Wolverhampton - WV6 0LT
£139,950



8 The Courtlands

Wolverhampton, Wolverhampton

Nestled in a quiet cul-de-sac just off Newbridge Crescent, this ground floor apartment forms part of an exclusive development and represents an excellent example of its type.

The accommodation includes a communal entrance with an intercom system, a private entrance hall with two built-in storage cupboards, two spacious double bedrooms, and a bathroom featuring an airing cupboard. The generously proportioned living/dining room boasts a large double-glazed window to the front, offering plenty of natural light, and opens into a fitted kitchen.

Additional benefits include a garage located in a separate block and access to beautifully landscaped communal gardens, providing residents with a pleasant outlook and practical outdoor space.

Ideally located for a range of local amenities, the apartment is within easy reach of Newbridge Shopping Parade and the charming Tettenhall Village. Excellent public transport links are available via regular bus services along Tettenhall Road (A41), with Wolverhampton city centre less than 1.5 miles away.



B.



8 The Courtlands

Wolverhampton, Wolverhampton

Buyers Information:

As part of our legal obligations as an estate agent and in line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £60 (including VAT). This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

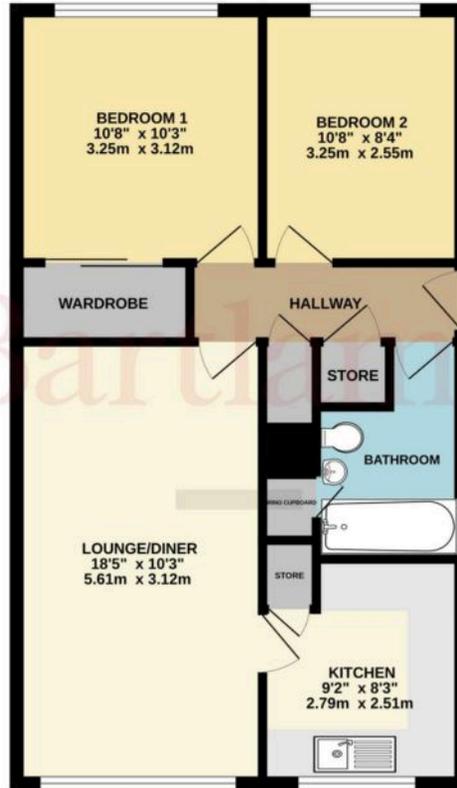
- OFFERED WITH NO UPWARD CHAIN
- GROUND FLOOR APARTMENT IN SOUGHT AFTER LOCATION
- LEASE OF 999 YEARS FROM 1/1/1971
- SERVICE CHARGE - £800 PER ANNUM
- £190 BUILDINGS INSURANCE PAID ANNUALLY
- PEPPERCORN GROUND RENT
- LOCK-UP SINGLE GARAGE
- WARM AIR CENTRAL HEATING - GAS SUPPLY TO PROPERTY

B.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 02025

Bartlams Tettenhall

Bartlams, 24 High Street - WV6 8QT

01902 759888

tettenhall@bartlams.co.uk

www.bartlams.co.uk/

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.

