

16 Hanover Court, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

Enjoying A Prime Position Within The Highly Regarded Hanover Court Retirement Development, This Two Bedroom First-Floor Retirement Apartment Offers Spacious And Well-Appointed Accommodation, Complete With The Rare Benefit Of A Private Driveway All Within A Secure And Welcoming Over-60s Community.

16 Hanover Court, Tettenhall, Wolverhampton, WV6 8QL

Asking Price: £110,000

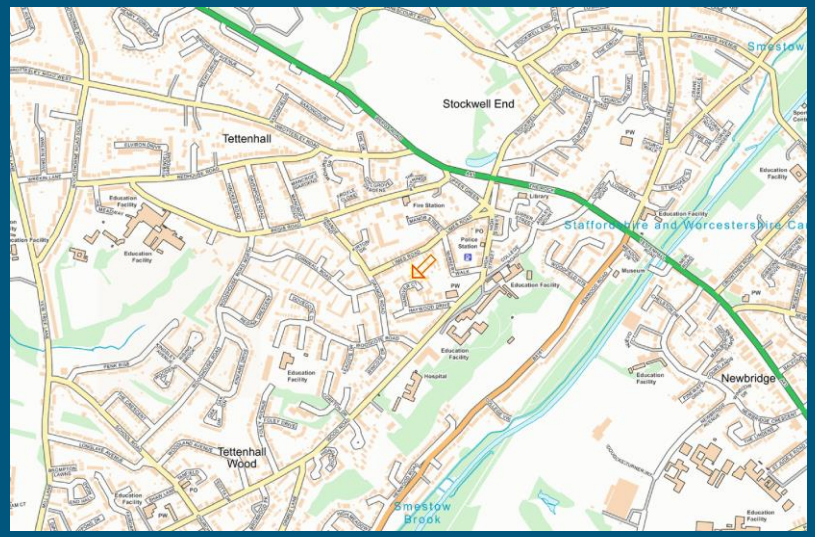
Tenure: Leasehold - 125years from 9th June 1986
Ground Rent: Included. Service Charge: £235.00 per month
Council Tax: Band B – Wolverhampton
EPC Rating: C (72) No: 8638-7729-5620-6529-8996
Total Floor Area: 618.4sq feet (57.5sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband: Ofcom checker shows Standard/ Superfast/ Ultrafast are available. Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have likely coverage outdoor.
Shared Ownership: The property will be sold as an initial percentage of 70% ownership and the remaining share with Anchor Hanover

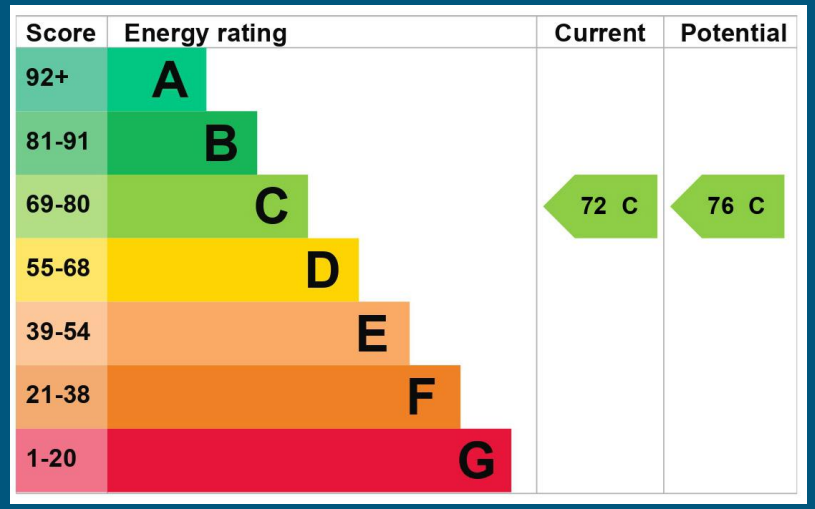
Occupying a particularly prominent and central position within the highly regarded Hanover Court development, this exceptional first-floor retirement apartment offers a rare combination of comfort, convenience, and independent living. Beautifully maintained and thoughtfully improved over the years, the property is presented to an excellent standard throughout and benefits from the uncommon advantage of a private driveway situated directly outside the entrance, a highly desirable feature rarely available within the development. Ideally located just a short, level stroll from the heart of Tettenhall Village, residents enjoy effortless access to an excellent selection of independent shops, cafés, restaurants, and everyday amenities. Combining a sought-after location with well-planned accommodation, Apartment 16 represents a superb opportunity for those seeking a ready-to-move-into home within a secure and welcoming community.

Extending to approximately 618 sq. ft., the accommodation benefits from gas-fired radiator central heating and double glazing throughout. A welcoming ground-floor reception hall, enhanced by a vaulted ceiling, leads to the first floor via a staircase complemented by a fitted stair lift for added convenience. The first-floor landing features a useful double cloaks cupboard and provides access to two well-proportioned bedrooms, both benefiting from fitted wardrobes, alongside a stylishly refitted luxury shower room. At the heart of the home is a generous living room, offering an inviting space for relaxation while enjoying pleasant views across the front of the development. Adjoining the living area is a well-appointed fitted kitchen, finished in a cream suite. Further enhancing the appeal of the property is a private outdoor seating area, ideal for enjoying warmer days, in addition to the beautifully maintained communal gardens. Mature, attractively landscaped, and fully stocked, these gardens provide a peaceful setting for residents to enjoy throughout the year. Additional features include residents' off-road parking and a private external storage cupboard conveniently positioned adjacent to the entrance.

Exclusively available to purchasers aged 60 and over, Hanover Court has been carefully designed to promote safe, secure, and independent living. Residents benefit from the reassurance of a 24-hour emergency alarm system, complete with pull cords, together with the support of an on-site manager available two days per week.

The property's enviable location places it within easy reach of Tettenhall High Street, regular bus services, local convenience stores, popular cafés, the picturesque Tettenhall Green, playing fields and pool, as well as the neighbouring allotments. Wolverhampton City Centre is less than 3.5 miles away, while the nearby M54 provides excellent connectivity to surrounding towns and major regional centres. Offered to the market with the added benefit of no upward chain, this is an outstanding example of retirement living, combining practicality, comfort, and an enviable village setting.





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T: 01902 **758111**

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

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Ground Floor Reception Hall: Double glazed composite door with side window, stairs to first floor having fitted stair lift and high double glazed window to front.

First Floor Landing: Internal hardwood glazed door, radiator, loft hatch and built in double cloaks cupboard.

Living room: 15'1'' (4.61m) x 14'6'' (4.41m)
Marble style fireplace & hearth with decorative surround & electric coal effect fire, two radiators, coved ceiling and double gazed window to front.

Kitchen: 9'5'' (2.88m) x 7'2'' (2.18m)
Fitted with a matching suite of units of cream units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with stainless steel circular sink unit & mixer tap, wall mounted central heating boiler, recess & gas point for cooker, plumbing for washing machine, part tiled walls, radiator, coved ceiling, vinyl flooring and double glazed window to rear.

Shower Room: 6'3'' (1.90m) x 6'2'' (1.88m)
Refitted with a smart suite comprising corner shower with chrome shower spray, full width vanity unit with storage & recessed WC, radiator, tiled walls, vinyl flooring and extractor fan.

Bedroom One: 14'6'' (4.41m) x 9'7'' (2.93m)
A range of built in furniture including wardrobes, drawers & dressing area, radiator and double glazed window to front.

Bedroom Two: 9'7'' (2.93m) x 8'5'' (2.57m)
Built in double wardrobe, radiator and double glazed window to side.

At the front of the property is a driveway providing off road parking, a gravelled seating terrace and the mature surrounding gardens have been neatly landscaped.

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.








WARNING













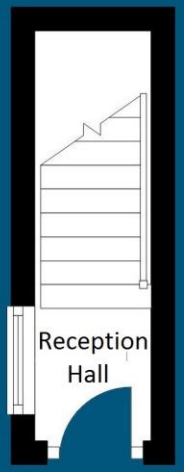














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Total Floor Area: 618.4sq feet
(57.5sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

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PROPERTY MISDESCRIPTION ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICLUARS ARE ISSUED.
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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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