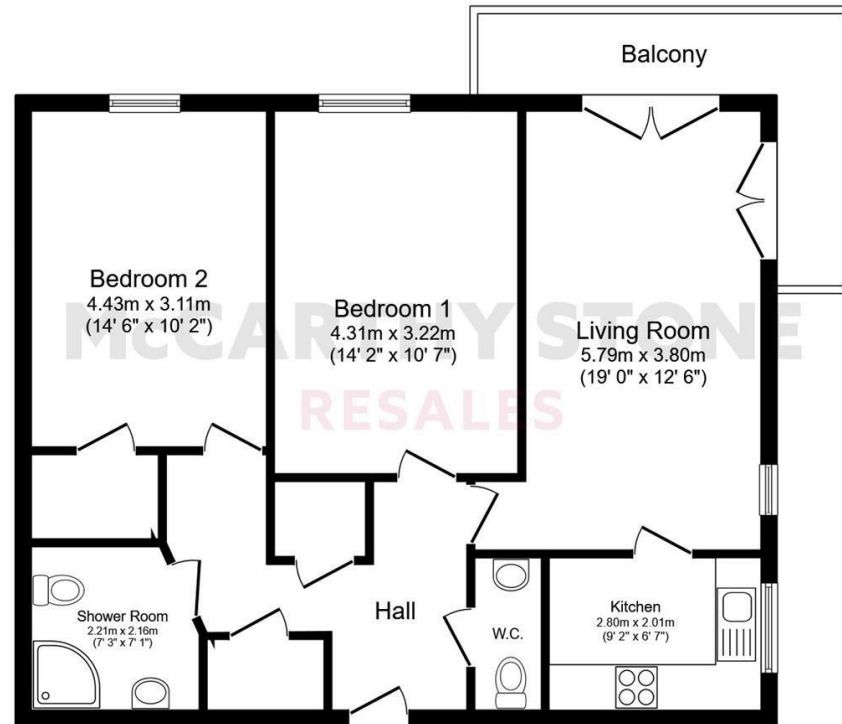


### 31 Thorneycroft

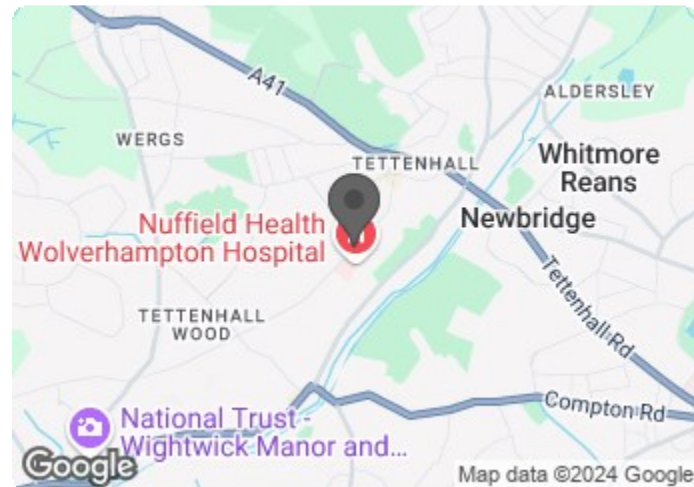
Wood Road, Wolverhampton, WV6 8PR



Total floor area 76.1 m<sup>2</sup> (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: E



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

### Offers in the region of £294,950 Leasehold

A beautifully presented TWO BEDROOM retirement apartment. Situated on the FIRST FLOOR in a CORNER POSITION in our prestigious THORNEYCROFT development in TETTENHALL.

The accommodation briefly comprises of a welcoming entrance hallway, a spacious dual aspect lounge/diner with WRAP AROUND WALK OUT BALCONY, modern fitted kitchen with INTEGRATED APPLIANCES, two double bedrooms, SHOWER ROOM AND GUEST WC.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Thornecroft, Wood Road, Wolverhampton

## 2 bed | £294,950

### Thornecroft

Thornecroft, is a stunning development exclusively for the over 70's, made up of one and two bedroom apartments. Part of our Retirement Living PLUS range (formally Assisted Living) this development is facilitated to provide its homeowners' with extra support if and when needed.

An Estate's Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team.

For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability)

Just 2 1/2 miles from Wolverhampton city centre, this development is located in the desirable village of Tettenhall, west of Wolverhampton City Centre. Thornecroft features 29 modern one bedroom apartments and 28 two bedroom apartments within close proximity of the village green.

Homeowners can enjoy the landscaped gardens, on-site bistro and homeowners' lounge. There is also a 24-hour emergency call system and the fully trained onsite care team are on hand around the clock in case you need anything.

The village itself has all the facilities you need, including a Co-op, hairdresser, butcher, delicatessen, artisan bakery, and a good selection of restaurants. A regular bus service runs from right outside the entrance and can take you into the city centre. In the centre of Tettenhall, you'll find a larger variety of amenities so you can spend your free time exactly how you want to.

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living

costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Entrance

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in airing cupboard. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Door to cloakroom with WC and wash hand basin. All other doors lead to the living room, both bedrooms, shower room and an additional storage cupboard.

### Living Room

A generous dual aspect living room is complimented by double glazed French doors which give access to a corner, wrap around walk out balcony having pleasant outlooks. With two double glazing windows to the side elevation, in addition. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect feature door with glazed panels lead into a separate kitchen.

Having ample space for a lounge suite and a table and chairs.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor.

### Master Bedroom

Double bedroom with a large walk-in wardrobe with shelving and rails. Ceiling lights, TV and phone point. Emergency response pull cord.

### Bedroom Two

A good sized second double bedroom with large floor to ceiling feature double glazed window. Central ceiling light fitting. TV point. Power sockets.

Offering a variety of different uses, ideal as extra living space or could be used as a living /dining room, study or hobbies room

### Shower Room

Spacious shower room with slip resistant flooring, tiled walls and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

### Guest WC

A guest WC is conveniently located off the entrance hallway, having a low level WC and a wash hand basin

### Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Additional Information & Services

- \*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.
- \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Service Charge Details

- 24-Hour on-site staffing
- Subsidised meal costs
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £12,165.40 per annum (up to financial year end 30/06/2025).

### Lease Information

Ground rent: £510 per annum  
Ground rent review: 1st June 2032  
Lease term: 999 years from the 1st June 2017

