



18 Thorneycroft, Wood Road, Tettenhall, Wolverhampton, WV6 8PR

**BERRIMAN**  
**EATON**

# 18 Thorneycroft, Wood Road, Tettenhall, Wolverhampton, WV6 8PR

A superbly presented one bedroom retirement apartment for the over 70's which is located on the first floor of this exclusive development which benefits from a communal homeowners lounge, on site bistro and landscaped gardens.

## THE APARTMENT

Lounge / dining room with Juliet balcony  
Kitchen with Bosch appliances with 2 year guarantee  
Double bedroom with walk in wardrobe  
Wet room style shower room  
Underfloor heating  
Phone, TV and Sky + connection available for activation  
Water included in service charge  
Help call buttons in apartments and communal areas

## THE COMMUNAL AREAS

Lounge with access to the communal landscaped gardens and coffee facilities  
Licenced Bistro with concessionary rates for residents  
Activities are on a rotational basis and include amongst others knit and natter, coffee mornings, exercise classes

## THE BENEFITS

Laundry with several washing machines and tumble dryers – use of these is included in the service charge  
Mobility scooter charging room  
Electric car charging points  
Function room for hire for parties  
Guest suite for hire for friends and family.  
McCarthy Stone homeowners can stay at other McCarthy Stone developments around the country

Car parking spaces available for £250 per annum  
24 Assistance / emergency help available  
One hour "help" each week to use for the jobs you don't like  
Additional "help" can be paid for if required  
Personal Care Services are available: laundry services / medication / help dressing / shopping

## LEASE DETAILS

The property is held on a lease for a term of 999 years from 1st June 2017 and has a service charge of £8,535.81 per annum payable monthly at £711.32  
There is no Ground Rent  
We recommend you get your solicitor to verify all leasehold information.

We are informed by the Vendors that all mains water, drainage and electric are connected and the heating is underfloor.  
COUNCIL TAX BAND D – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is LEASEHOLD.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

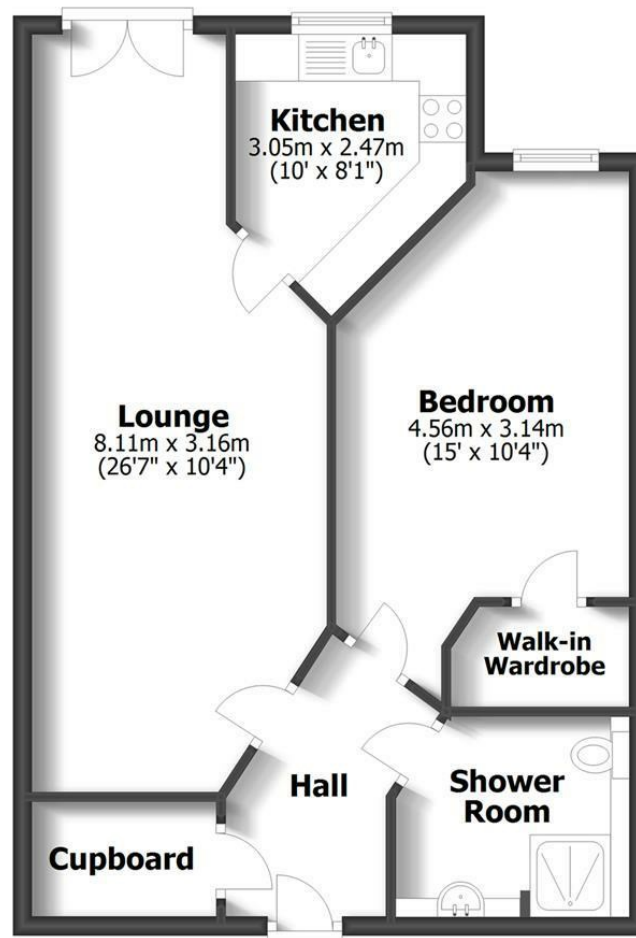
Offers Around  
£214,950

EPC: B

**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.



**18 THORNEYCROFT**  
**WOOD ROAD, TETTENHALL**



**First Floor**

**TOTAL: 57.8sq.m. 623sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

