



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

**BERRIMAN**  
**EATON**

## 25 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.

### LOCATION

The apartment is in a superb location close to the High Street in Tettenhall which offers a range of local amenities including a butchers, bakers, fishmongers and fruit and veg shop, hairdressers, beauticians, dentist and a post office amongst other local shops.

### ACCOMMODATION

A front door opens into the HALL with integrated ceiling lighting and a large store housing the pressurised hot water system. The RECEPTION ROOM has ample space for seating and dining with a gas coal effect fire set in a stone surround and double French doors open onto the BALCONY with views to the rear of the development. The KITCHEN has a range of contemporary, gloss fronted wall and base units with working surfaces, a stainless steel sink and drainer, under cupboard lighting, a range of integrated Bosch appliances including a four ring hob with extractor fan over, integrated oven and microwave, a fridge freezer, tiled floor and a double glazed window to the rear. The BEDROOM is very large room with ample space for bedroom furniture, two double glazed windows to the rear and a large walk in wardrobe with hanging rails, shelving and a light. There is a large SHOWER ROOM laid out in a wet room style with part tiled walls, WC, shower, wash basin with vanity cupboards beneath and backlit mirror above and a heated ladder towel rail.

### 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 £711.31 per month which equates to £8,535.72 per annum  
The Ground Rent is £435 Per annum. 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.  
Broadband – Ofcom checker shows Standard & Superfast  
Mobile – Ofcom checker shows indoor coverage for 3 of the major providers and outdoor coverage for of the major providers.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

#### 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

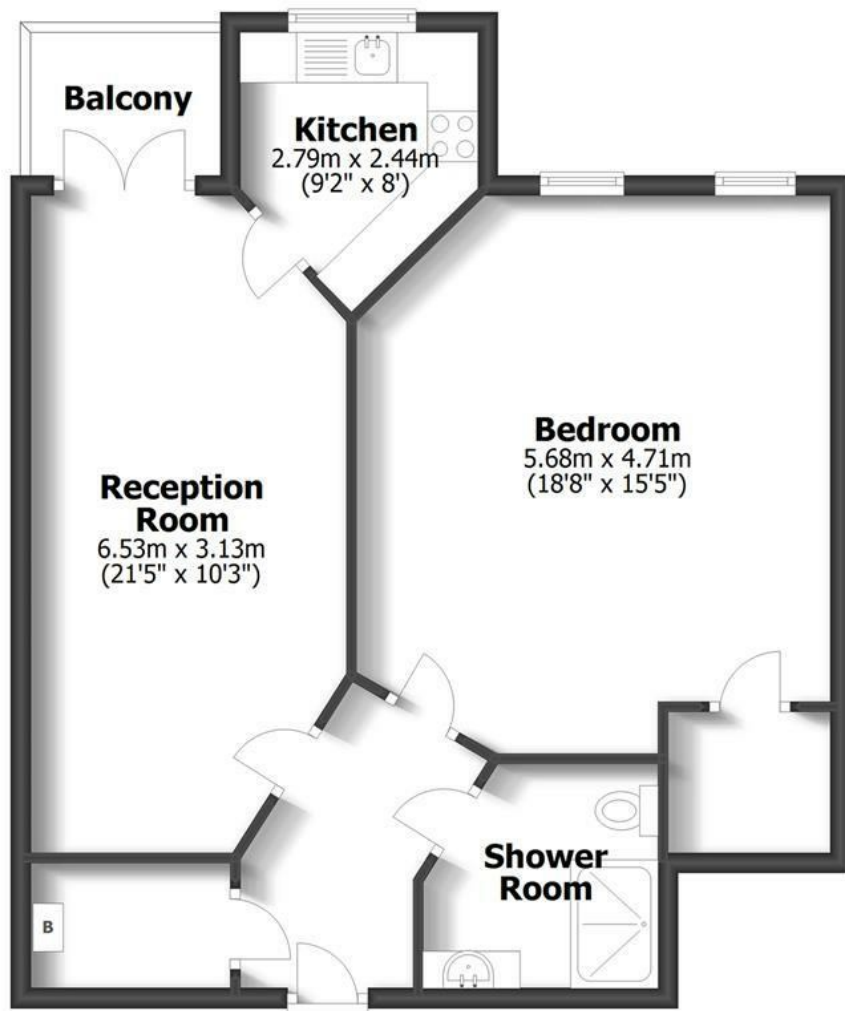
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£179,950

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.

# 25 Thorneycroft Tettenhall



**First Floor**

**TOTAL: 63.8sq.m. 687sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



