



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

BERRIMAN
EATON

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

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

LOCATION

Thorneycroft is located in a highly regarded address standing in a prime position within Tettenhall, one of the most sought after locations in the region. The village centre provides a comprehensive range of everyday shopping facilities and there is easy access to the further amenities provided by Tettenhall Wood, the Compton shopping centre and Wolverhampton City Centre itself.

DESCRIPTION

31 Thorneycroft is on the first floor of this recently built retirement development which is specifically for the over 70's. There are two double bedrooms, a large lounge with a corner balcony off, kitchen, guest cloakroom and a wet room along with plenty of storage.

The apartments benefit from under floor heating and double glazing. There are communal lounge and dining areas for use by all the residents together with the use of an on-site bistro. There is a communal laundry, landscaped gardens and a guest suite for visitors.

ACCOMMODATION

Secure doors open into the reception area with access to the communal lounge and the bistro. Stairs and lifts lead to all floors with number 31 being located on the first floor. A wooden front door opens into a good size HALL with storage cupboards and a GUEST CLOAKROOM with a WC, wash basin with vanity cupboards beneath, backlit mirror and part tiling to the walls. The LOUNGE is a light and airy room with dual aspect French doors to the wrap around balcony, a further window to the side and a door to the KITCHEN with a range of wall and base units, working surfaces with matching splash back, sink and drainer, four ring Bosch hob, splash back, Bosch chimney style extractor fan over, integrated double Bosch oven and microwave, integrated Bosch fridge freezer, tiled flooring and a double glazed window to the side.

The PRINCIPAL BEDROOM is an excellent size double room with a double glazed window to the rear and a large walk in wardrobe with hanging rails and shelving, the SECOND BEDROOM is an excellent size double room with a double glazed window to the rear. The WET ROOM is a good size with a shower area, WC, wash basin with vanity cupboards beneath and a back lit mirror, part tiling to the walls and a chrome heated ladder towel rail.

OUTSIDE

There are communal gardens around the development.

CARE PACKAGES

There are flexible care packages available, assessments will be made by the 24 hour on site team to suit your individual requirements.

LEASEHOLD

The property is held on a lease for a term of 999 years from 1st June 2017 and has a service charge of £11,286.24 per annum payable monthly at £940.52 and a ground rent of £255 also payable every 6 months. 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 E – 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

Offers Around
£294,950

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.



**31 THORNEYCROFT
WOOD ROAD, TETTENHALL**



First Floor

TOTAL: 75.2sq.m. 808sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

