



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

BERRIMAN
EATON

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

LOCATION

Thorneycroft is situated mid-way between Tettenhall and Tettenhall Wood with some local shopping facilities located in Tettenhall Wood and a comprehensive range of shops and other amenities around Tettenhall Green which is within easy reach. The apartment is located near to the laundry and guest suite.

ACCOMMODATION

A door opens into the HALL with emergency contact point, a storeroom with light housing the pressurised hot water system, shelving and ample storage space. A glazed door opens into the LOUNGE with double glazed windows to front with a garden view and a glazed door opens into the KITCHEN with contemporary gloss fronted wall and base units with under counter lighting, stainless steel sink and drainer with double glazed window over. A range of Bosch appliances including a four ring hob with stainless steel splash back and extractor fan above, an electric oven and microwave oven and grill, fridge freezer, tiled floor. The BEDROOM is a good size double room with a double glazed window to the front and a large walk in wardrobe with automatic light, hanging rails and shelving. The WET ROOM has an access free shower corner, WC, wash basin with vanity cupboards beneath and backlit mirror above, part tiled walls and heated ladder towel rail.

The property benefits from underfloor heating, there is Phone, TV and Sky + connection available for activation, the water is included in service charge and Help call buttons in apartments and communal areas.

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

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 £9,228.96 per annum
The Ground Rent is £435pa
We recommend you get your solicitor to verify all leasehold information.
Parking spaces can be purchased, subject to availability, at £250 per annum

We are informed by the Vendors that mains drainage and water are connected and the heating is electric underfloor
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Superfast are available
Mobile – Ofcom checker shows two of the four main providers have limited coverage and one has likely coverage indoors with all four having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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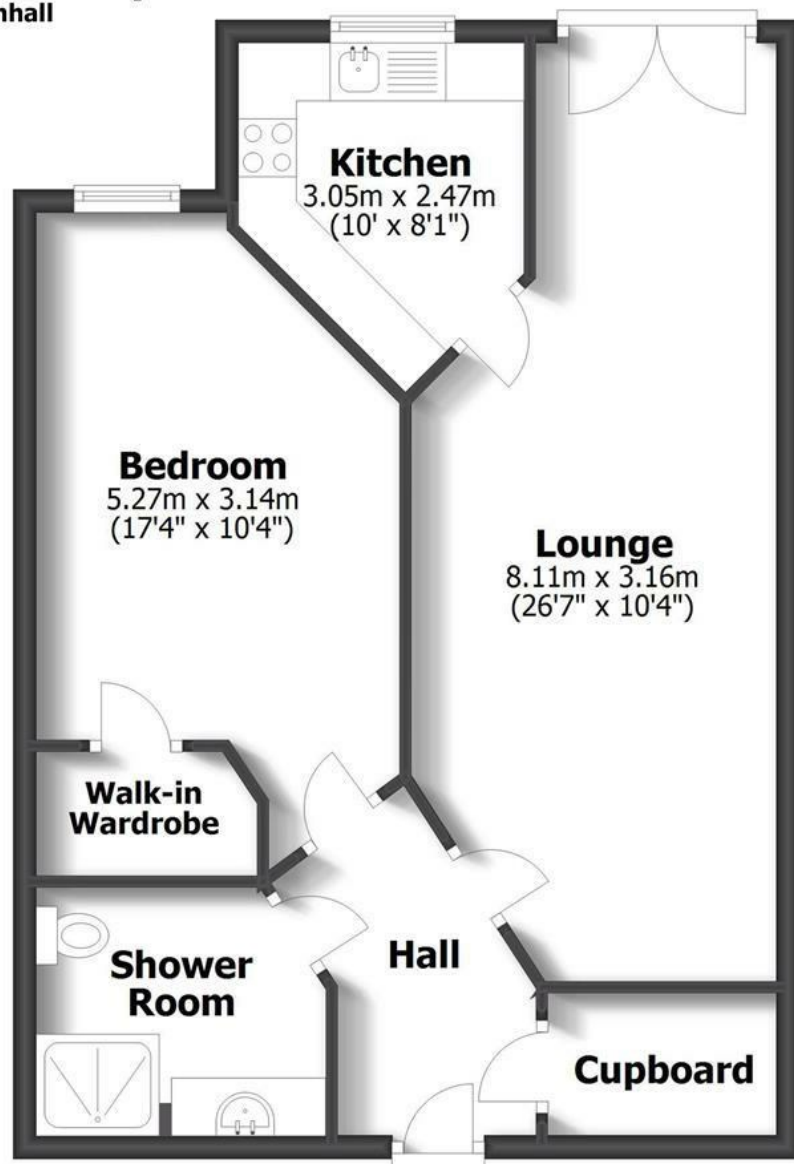
www.berrimaneaton.co.uk

Offers Around
£149,999

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.

14 Thorneycroft 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



