



45 Thorneycroft, Tettenhall

Most Impressive & Spacious One Bedroom Second Floor Luxury Apartment in Recently Constructed Magnificent Retirement Development

Flat 45 Thorneycroft, Wood Road, Tettenhall, Wolverhampton, WV6 8PR

Asking Price: £160,000

Tenure: Leasehold

Leasehold Details: 999years from 01.06.2017

Service Charge: £9228.96per annum

Ground Rent: £435 per annum

Council Tax: Band D - Wolverhampton

EPC Rating: B (82) No: 0678-7067-7341-6608-0934

Total Floor Area: 663sq feet (57.8sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard & Superfast are available

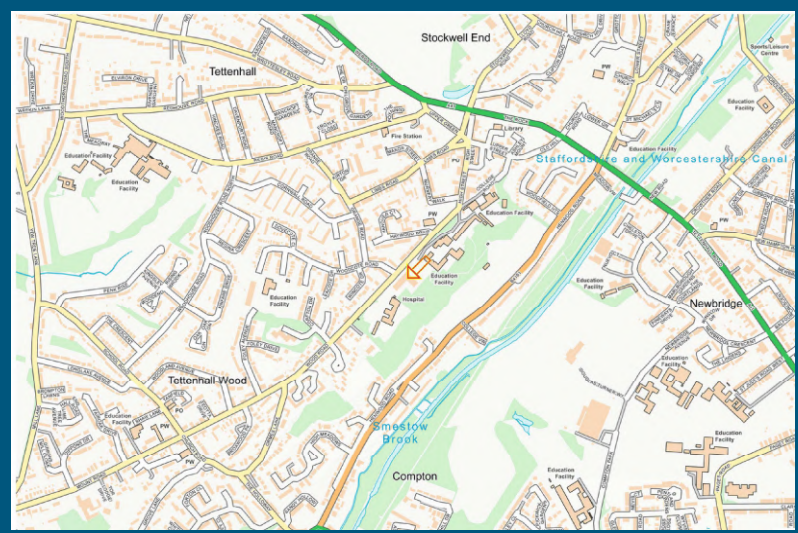
Mobile: Ofcom checker shows one of four main providers have good coverage indoor and all four have likely coverage outdoor.

Occupying a choice position in one of the most sought after locations in Tettenhall and within walking distance of Tettenhall Village the amenities therein, this luxury apartment is located on the second floor of this modern retirement development facing a north east aspect.

Constructed in 2018 (NHBC 10-year warranty) with no expense spared to create one of the finest examples of its type, the interior features a number of first class fittings including neutral décor, oak veneered doors, double glazing and underfloor heating throughout. With internal inspection highly recommended, the accommodation includes entrance hall with walk in utility/ storage cupboard, modern shower room/ wet room, large master bedroom having walk in wardrobe and 27ft living room with double doors to balcony. The kitchen is fitted with a modern suite of matching units including a number of built in appliances. The property enjoys views over the front landscaped surrounding gardens, grounds & mature woodland, which provide a most pleasant setting.

This most impressive development has the benefit of lift facilities, on-site estate manager, 24-hour emergency call system, communal facilities including guest suite, bistro restaurant, homeowners lounge & domestic assistance, gated parking and camera entry system.

Designed to utilise the maximum space and providing practical living accommodation with a host of high standard furnishings throughout, the interior further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Oak veneered internal doors, underfloor heating and walk in large utility cupboard.

Living Room: 26'7" (8.11m) x 10'4" (3.16m)

Underfloor heating and double glazed double doors to balcony.

Kitchen: 10ft (3.05m) x 8'1" (2.47m)

Fitted with a matching suite of light cream gloss units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards with under lighting, built in appliances include Bosch electric oven, microwave, fridge & freezer, ceramic tiled flooring with underfloor heating, extractor fan and double glazed window to front.

Shower Room: Fitted with a modern wet room style suite with wall mounted shower unit, vanity unit with LED mirror over, recessed WC, chrome heated towel rail, tiled walls, vinyl cushioned flooring and extractor fan.

Bedroom One: 17'4" (5.27m) x 10'4" (3.14m)

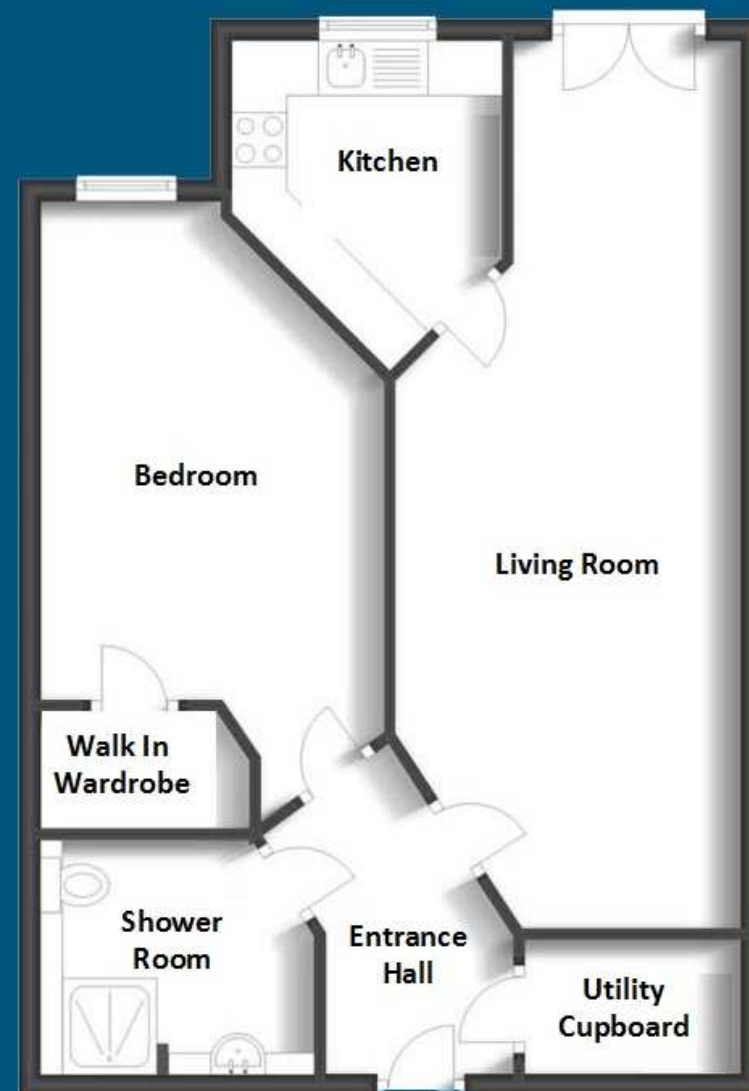
Underfloor heating, double glazed full height window to front and walk in wardrobe with railings & shelving.

Parking Information: 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.

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

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.



Total Floor Area: 663sq feet (57.8sq metres)

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.







