



47 Thorneycroft, Wood Road
Tettenhall, WV6 8PR

peterjames
PROPERTY

47 Thorneycroft

Tettenhall – 2.4 miles

Wolverhampton – 1.1 miles

(Distances are approximate)

An luxurious 2-bedroom, second-floor apartment in a highly desirable and ideally situated McCarthy & Stone Retirement Plus complex.

Hall.

Guest WC

Well-appointed kitchen

Large living and dining space with balcony doors

Master bedroom with walk-in wardrobe

Second double bedroom

Wet-room style bathroom

Sizeable wrap-around balcony

Excellent communal grounds

Plenty of gated parking

Secure entry with intercom

Resident's lounge

Function room available for residents to use

Onsite restaurant with licensed bar

24/7 on-site management

Laundry facilities



47 Thorneycroft

Thorneycroft is a stunning, modern residential retirement complex on Tettenhall's Wood Road, just a short walk from the vibrant High Street and tranquil open greens dotted with towering ancient oaks. Designed to offer fully accessible, independent luxury living, this superb McCarthy & Stone Retirement Plus development boasts a welcoming atmosphere combined with considerable on-site facilities, all included within the service charge. Having access to the resident's lounge, a subsidised restaurant with fully licensed bar, and a busy social calendar, the community also enjoys the use of on-site laundry facilities, weekly domestic assistance, and 24/7 on-site management. Flexible care packages can be arranged if required, with potential for everything from fully independent living to comprehensive personal care and support, tailored to individual needs. Located on the second floor at the very top of the building, this very attractive and well-proportioned 2-bedroom apartment encompasses a welcoming hall, guest WC, and a large living and dining space with two sets of doors to the substantial wrap-around balcony. Off the reception space, the contemporary kitchen is appointed to an excellent standard with integrated appliances. The property offers two luxurious double bedrooms, including the master with walk-in wardrobe, served by a modern bathroom which features a wet-room style shower. Enveloped by glorious, fully maintained grounds, Thorneycroft is secured by an intercom system and offers plenty of gated parking.



This exceptional apartment can be found on the top floor of the building, benefitting from no upstairs neighbours. The front door opens to a welcoming **hall**, leading towards a well-presented **guest WC** on the left-hand side. To the right of the front door, a sizeable cupboard provides plenty of storage space beside the wonderful, 26ft **living and dining room**, which enjoys abundant natural light via two sets of glazed doors onto the L-shaped, wrap-around balcony. The reception space boasts excellent proportions. From here, a door continues to the **kitchen**, appointed with chic white gloss units and contrasting dark countertops. Integrated appliances include an induction hob, a fridge-freezer, an eye-level oven, and a microwave.

At the end of the hallway on the left, the **master bedroom** features a **walk-in wardrobe** and double doors to the balcony, creating a luxurious sense of light and space. Adjacent

bedroom two is a second generous double opposite the stylish, contemporary **bathroom**, having a wet-room style shower, white fixtures, and ample vanity storage. This superb retirement community showcases a contemporary exterior surrounded by beautiful communal grounds, featuring wide, level pathways and patio areas interspersed with meticulously maintained, colourful landscaping. Plenty of secure, gated parking can be found within the development.

Situation

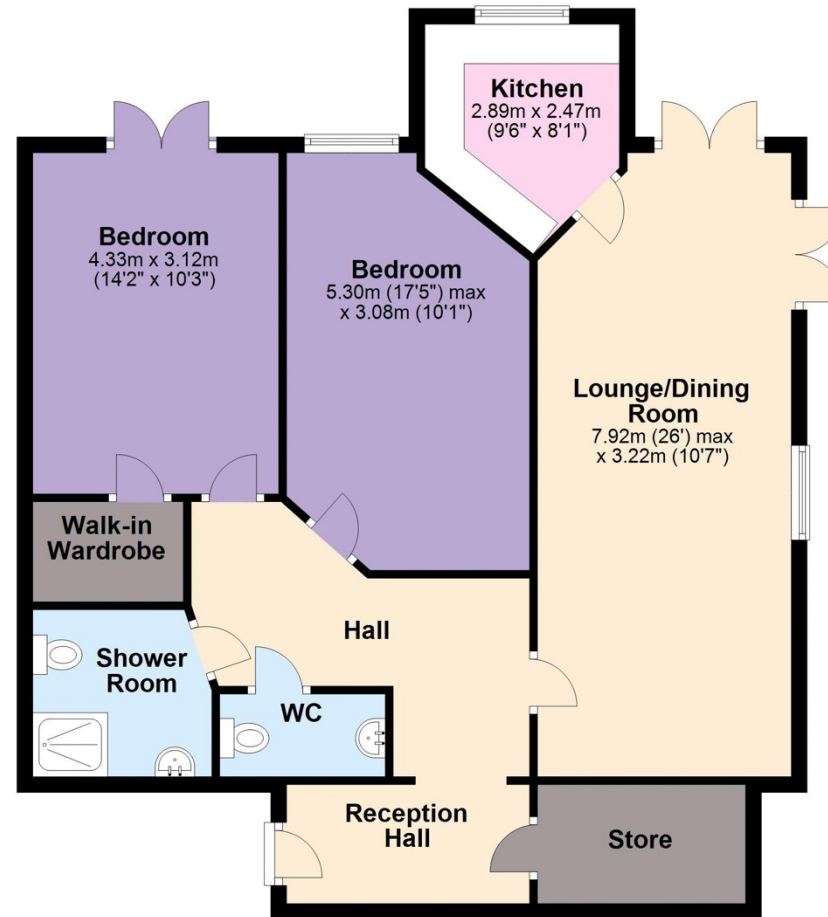
Thorneycroft is an exclusive McCarthy & Stone Retirement Plus community situated at the heart of Tettenhall, offering easy walking access to a diverse range of amenities, including charming coffee shops, restaurants, and essential services. The village enjoys a very convenient position in proximity to the A41 and with swift access to both the M54 and M6 motorways.

The development itself provides an exceptional living experience with a delightful Resident's Lounge, a restaurant with fully licensed bar offering subsidised meals for residents, laundry facilities, domestic assistance, splendid grounds, and a versatile function room. Residents can enjoy peace of mind with secure gated access, an intercom facility, and 24/7 on-site management.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

Second Floor

Approx. 89.7 sq. metres (965.1 sq. feet)



Total area: approx. 89.7 sq. metres (965.1 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

47 Thorneycroft

EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

peterjames
PROPERTY

2 High Street, Tettenhall, WV6 8QT
Tel: 01902 754777

Email: sales@peterjamesproperty.com
www.peterjamesproperty.com