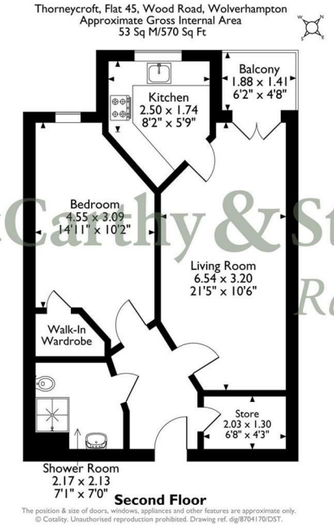
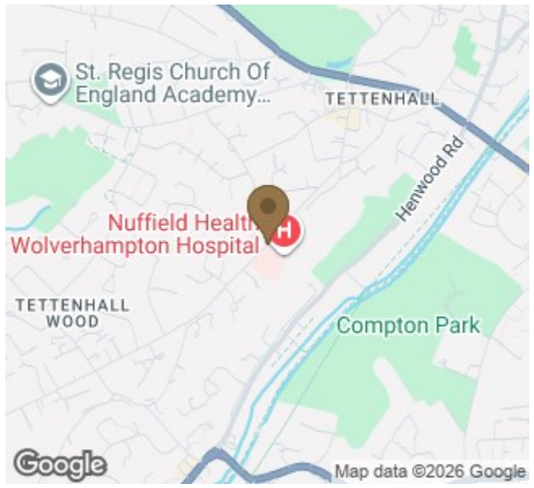
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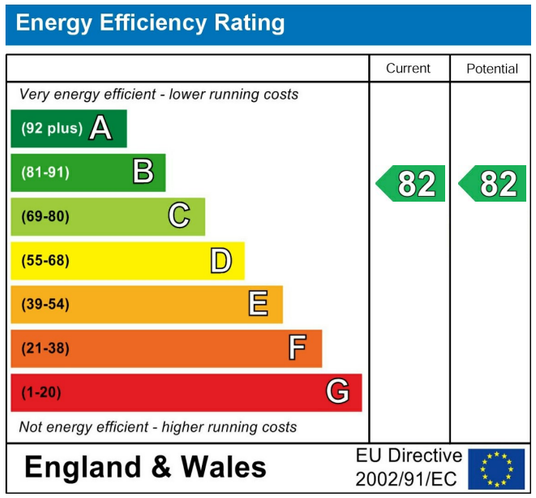
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







45 Thorneycroft

Wood Road, Wolverhampton, WV6 8PR

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 45 Thorneycroft could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £145,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One Bedroom Second Floor Apartment for Over 70's
- Walk Out Balcony
- Modern Fitted Kitchen with Integrated Appliances
- Double Bedroom with Walk in Wardobe
- Shower Room with Level Access Shower and Slip Resistant Flooring
- Onsite Bistro and Homeowners' lounge
- Guest Suite
- 24-hour on-site staffing
- Lounge Wifi access
- Must be viewed! Please call Resales on 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

45 Thorneycroft, Wolverhampton

1 | 1 | Asking price £145,000

Thorneycroft
Thorneycroft, is a stunning development exclusively for the over 70's, made up of one and two bedroom apartments. Part of our Retirement Living PLUS range (formally Assisted Living) this development is facilitated to provide its homeowners' with extra support if and when needed.

An Estate's Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team.

For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability)

Just 2 ½ miles from Wolverhampton city centre, this development is located in the desirable village of Tettenhall, west of Wolverhampton City Centre. Thorneycroft features 29 modern one bedroom apartments and 28 two bedroom apartments within close proximity of the village green.

Homeowners can enjoy the landscaped gardens, on-site bistro and homeowners' lounge. There is also a 24-hour emergency call system and the fully trained onsite care team are on hand around the clock in case you need anything.

The village itself has all the facilities you need, including a Co-op, hairdresser, butcher, delicatessen, artisan bakery, and a good selection of restaurants. A regular bus service runs from right outside the entrance and can take you into the city centre. In the centre of Tettenhall, you'll find a larger variety of amenities so you can spend your free time exactly how you want to.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Entrance Hallway
Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in airing cupboard. The 24-hour emergency response pull cord system and secure door entry system with intercom are situated here. Illuminated light switches, smoke detector. All other doors lead to the living room, bedroom and shower room.

Living Room
A delightful and well-proportioned living room provides a comfortable and welcoming space, ideal for both relaxing and entertaining. The room benefits from double-glazed French doors, which open directly onto a walk-out balcony, offering a pleasant private outdoor space and providing an abundance of natural light to the room.

The living room is well equipped with a telephone point, TV point with Sky/Sky+ capabilities, and a good range of power sockets for everyday convenience. An attractive oak-effect feature door with glazed panels leads through to the separate kitchen, allowing light to flow between the two rooms while maintaining a clear separation between the living and kitchen areas.

The layout provides an excellent balance of comfort, practicality and accessibility, making the living room a particularly appealing feature of the apartment.

Kitchen
A modern and stylish fitted kitchen comprising a comprehensive range of high-gloss wall and base units, providing excellent storage and a contemporary finish. A UPVC double-glazed window is positioned above the stainless-steel single bowl sink and drainer, complete with a mixer tap, providing plenty of natural light to the kitchen.

The kitchen is well equipped with an integrated electric oven and ceramic four-ring hob, with a contemporary extractor hood positioned above. Further integrated appliances include a fridge and freezer, providing a practical and convenient kitchen space. The room is finished with a tiled floor, offering a durable and easy-to-maintain surface.

Bedroom one
A generous and well-proportioned double bedroom offering a comfortable and peaceful space, complemented by a useful walk-in wardrobe providing excellent storage with fitted shelving and hanging rails. A floor-to-ceiling window allows plenty of natural light into the room, creating a bright and airy feel.

The bedroom is further enhanced by two ceiling light fittings, a TV point and telephone point, together with an emergency response pull cord for added peace of mind.

Shower room
A contemporary and well-appointed shower room, finished with attractive tiled walls and slip-resistant flooring for both practicality and ease of maintenance. The room is fitted with a level-access shower, low-level WC and a stylish vanity unit incorporating a wash basin, with a mirror positioned above.

The shower room also benefits from an emergency pull cord, providing additional reassurance and peace of mind.

Service Charge details
Service Charge Includes:

• 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Annual service charge: £10,010.65 for financial year ending 30/06/2027.

Lease Information
Ground rent: £435 per annum
Ground rent review: 1st June 2032
lease term 999 years from the 1st June 2017

Parking
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.

Additional Information & Services
• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













