



40 Thorneycroft, Tetterhall

An Impressive & Generously Proportioned Second-Floor Luxury Apartment. Enjoying a Prime Corner Position Within This Outstanding Modern Retirement Development – Early Viewing Strongly Advised to Appreciate the Exceptional Layout and Quality!

Flat 40 Thorneycroft, Wood Road, Tettenhall, Wolverhampton, WV6 8PR
Asking Price: £145,000

Tenure: Leasehold
Leasehold Details: 999years from 01.06.2017
Service Charge: £834.22 per month
Ground Rent: £435 per annum
Council Tax: Band D - Wolverhampton
EPC Rating: B (82) No: 8518-7138-5570-4881-7926
Total Floor Area: 549sq feet (51.0sq 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.

Positioned in one of Tettenhall’s most sought-after settings, this beautifully crafted second-floor apartment sits just moments from the Village centre. Its dual-aspect corner position offers a serene outlook over the rear & entrance to this exclusive modern retirement community, creating a sense of arrival the moment you step inside.

Completed in 2018 and protected by an NHBC 10-year warranty, the development reflects uncompromising quality. Every detail has been considered, from the oak-veneered doors and neutral palette to the double glazing and underfloor heating that deliver year-round comfort with effortless simplicity. The layout has been designed to feel open, calm and intuitive. A welcoming entrance hall leads to a generous walk-in utility/storage cupboard and a contemporary shower room/wet room. The dual-aspect light & airy 17ft living room is a standout space — filled with natural light, framed by a picture window to the side, and enhanced by a Juliette balcony overlooking the woodland and landscaped grounds. The adjacent kitchen continues the clean, modern aesthetic, with coordinated cabinetry and integrated appliances that blend seamlessly into the space. Its position next to the living room creates a practical, flowing layout ideal for everyday living or entertaining. The large master bedroom offers a peaceful retreat, complete with a walk-in wardrobe and ample room for additional furniture.

Life in Tettenhall Village is defined by charm, convenience and community. Independent shops, cafés and restaurants sit alongside beautiful green spaces, including Tettenhall Green and the Upper Green. Scenic walking routes, excellent transport links and a welcoming village atmosphere make this one of Wolverhampton’s most desirable places to live — a perfect balance of tranquillity and everyday ease.

The development itself offers an exceptional lifestyle package: lift access, an on-site estate manager, 24-hour emergency call system, guest suite, bistro restaurant, homeowners’ lounge, domestic assistance, gated parking, and a secure camera entry system. Thoughtfully designed, beautifully finished and set within a premium location, this outstanding apartment represents a rare opportunity to enjoy modern, luxury retirement living at its finest.



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, recessed ceiling spot lights, underfloor heating and walk in large utility cupboard.

Living Room: 16'9" (5.11m) x 10'5" (3.17m)

Underfloor heating, double glazed picture window to side and French doors with Juliette balcony overlooking the rear grounds.

Kitchen: 9'1" (2.76m) x 6'9" (2.07m)

Fitted with a matching suite of light cream gloss units comprising a range of base cupboards, drawers &, suspended wall cupboards with under lighting, matching laminate worktops with stainless steel single drainer sink unit, built in appliances include Bosch electric oven, combination microwave, 4-ring induction hob with stainless steel extractor hood over, fridge & freezer, ceramic tiled flooring with underfloor heating, extractor fan and double glazed window to side.

Bedroom One: 15'8" (4.78m) x 10ft (3.06m)

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

Shower Room: 7'4" (2.23m) x 7ft (2.14m)

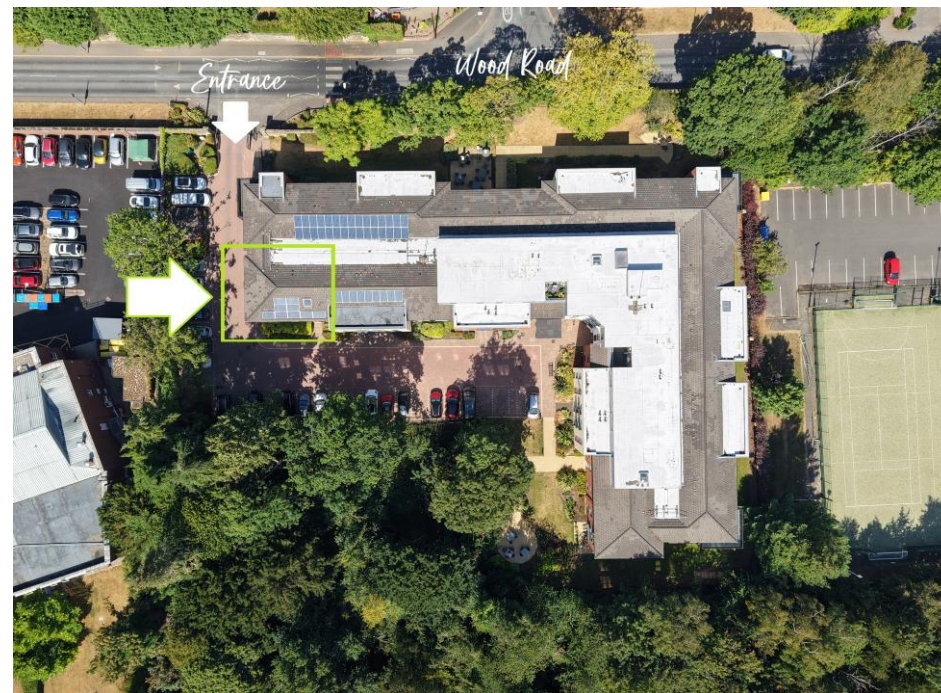
Fitted with a modern wet room style suite with wall mounted shower unit, vanity unit with storage & LED mirror over, recessed WC, chrome heated towel rail, tiled walls, vinyl cushioned flooring and extractor fan.

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.





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.

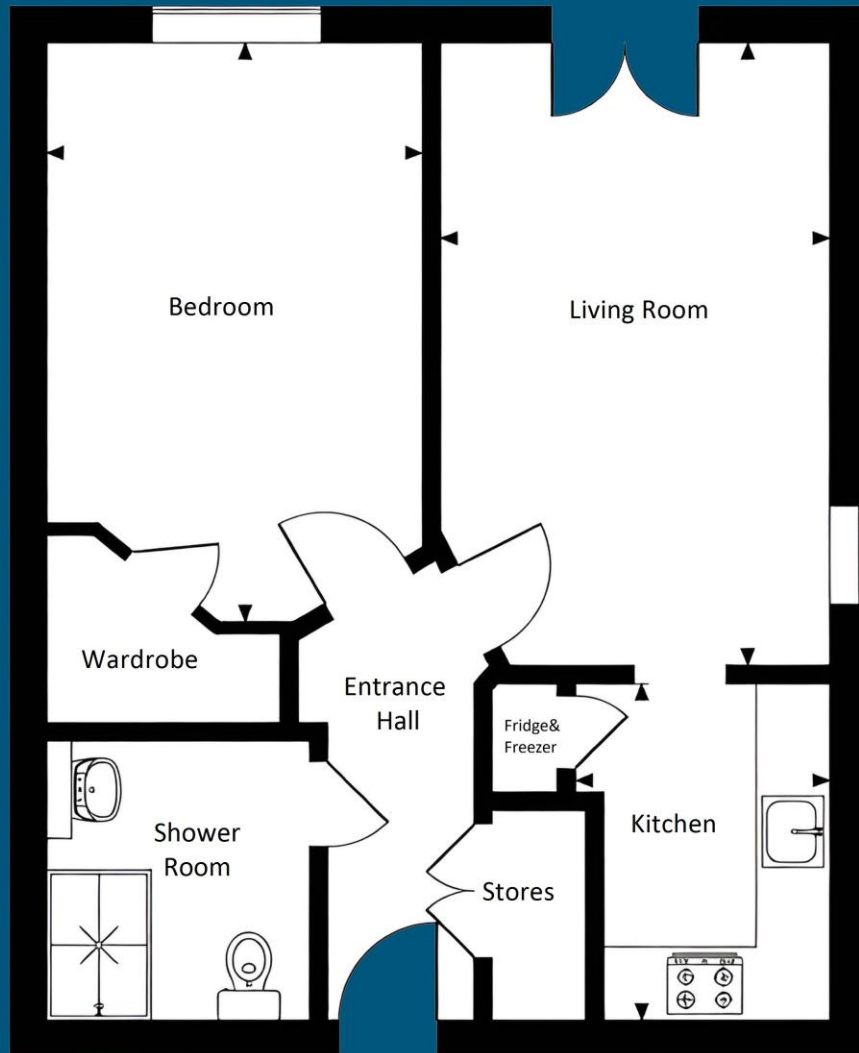
Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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**Total Floor Area: 549sq feet
(51.0sq metres) Approx.**

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