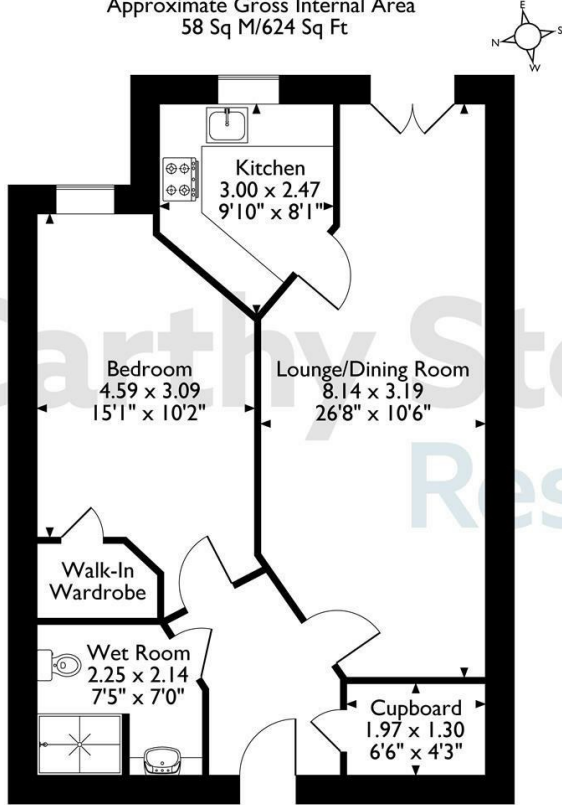
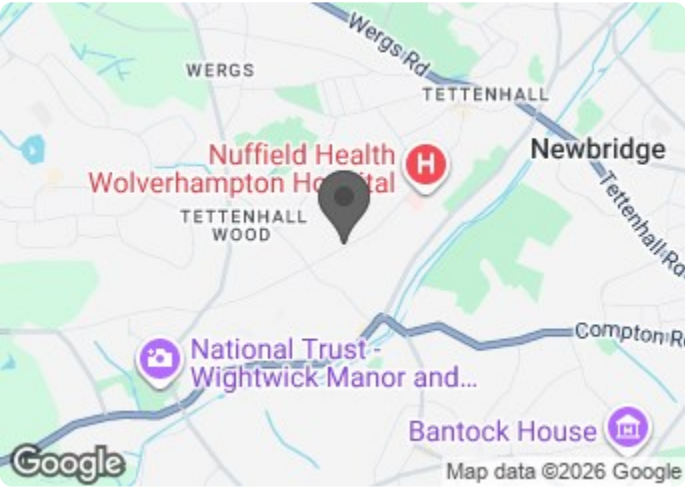


Thorneycroft, Flat 17, Wood Road, Wolverhampton, West Midlands
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

17 Thorneycroft

Wood Road, Wolverhampton, WV6 8PR



Offers in the region of £177,950 Leasehold

OFFERED FULLY FURNISHED IF REQUIRED - INCLUDED WITHIN THE PRICE

An excellent opportunity to purchase this beautifully presented one-bedroom first-floor retirement apartment, designed for over 70's -

The well-planned accommodation is accessed via a welcoming entrance hallway, complete with a useful storage cupboard and a 24-hour emergency response pull-cord system, providing additional reassurance for residents and their families. The spacious living room is bright and inviting, offering ample space for both lounge and dining furniture. Double-glazed French doors open onto an attractive Juliette balcony. Leading from the living room is a contemporary fitted kitchen, thoughtfully designed with a range of high-gloss wall and base units complemented by coordinating work surfaces. A selection of integrated appliances provides everything required for modern everyday living, creating a practical yet stylish cooking space. The generous double bedroom offers a peaceful retreat and benefits from a spacious walk-in wardrobe, providing excellent hanging and storage space. A well-appointed shower room is accessed from the hallway and is fitted with a modern suite, including a large walk-in shower enclosure, vanity wash hand basin, WC and contemporary fittings, all designed with comfort and ease of use in mind.

Ideally suited to those looking to enjoy the benefits of an independent retirement lifestyle within a secure and welcoming community, and an early viewing is highly recommended.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Thornecroft, Wood Road, Tettenhall, Wolverhampton, West Midlands, WV6 8PR

Thornecroft

Thornecroft, 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 (Fees apply and 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. Thornecroft 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 generous 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 dual aspect living room is complimented by double glazed French doors which give access to a Juliette Balcony offering lots of natural light.

Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect feature door with glazed panels lead into a separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor.

Bedroom

A generous double bedroom with a walk-in wardrobe with



1 bed | £177,950

shelving and rails. A floor to ceiling window. Two ceiling lights, TV and phone point. Emergency response pull cord.

Shower room

Tiled shower room with slip resistant flooring, tiled walls and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

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

