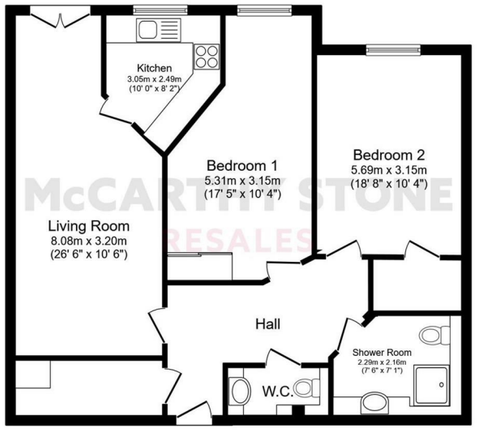
Excellent

Trustpilot

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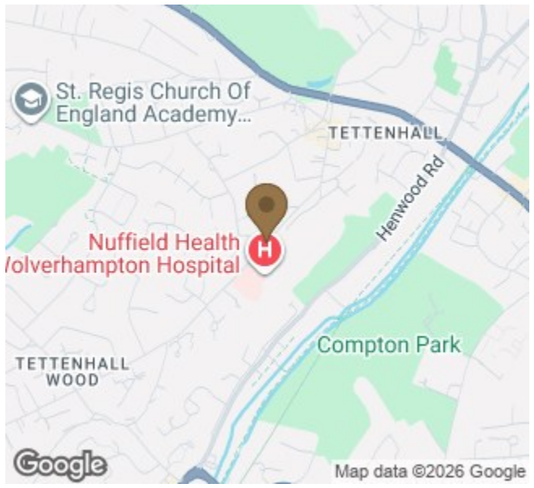


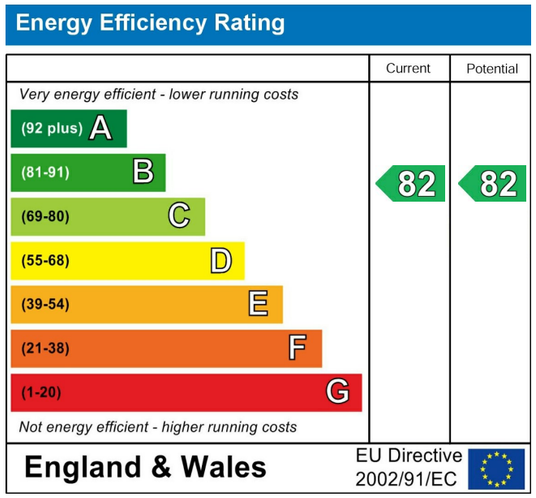
Total floor area 81.3 sq.m. (875 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Registered in England and Wales No. 10716544

The Property Ombudsman







34 Thorneycroft

Wood Road, Wolverhampton, WV6 8PR

2 | 1 | Council Tax Band: E

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 34 Thorneycroft could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £200,000
Leasehold

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

Why you'll love living here:

- TALK TO US ABOUT A STAY IN OUR GUEST SUITE
- Beautifully Presented McCarthy Stone Retirement Apartment
- Two bedrooms
- First Floor with Lift to all Floors
- Shower Room and Guest WC
- On-site Bistro, Homeowners' lounge
- Guest Suite
- 24-hour on-site staffing
- Lounge Wifi access
- Must be viewed

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

34 Thorneycroft, Wolverhampton

2 | 1 | Asking price £200,000

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.

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 Tunstall emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Door to cloakroom with WC and wash hand basin. All other doors lead to the living room, both bedrooms, shower room and an additional storage cupboard.

Living Room
This living room is complimented by double glazed French doors which give access to a Juliette balcony overlooking. Feature fireplace with inset electric fire. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect feature door with glazed panels lead into a separate kitchen.

Having ample space for a lounge suite and a table and chairs.

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 one
Double bedroom with a large walk-in wardrobe with shelving and rails..Ceiling lights, TV and phone point. Emergency response pull cord.

Bedroom Two
A good sized second double bedroom with large floor to ceiling feature double glazed window. Central ceiling light fitting. TV point. Power sockets.

This second bedroom also offers a variety of different uses, ideal as extra living space or could be used as a living /dining room, study or hobbies room

Shower room
Full wet 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.

Guest WC
A guest WC is conveniently located off the entrance hallway, having a low level WC and a wash hand basin

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

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: £13,194.46 for financial year ending 30/06/2027.

Lease Information
Ground rent: £510 per annum
Ground rent review: 1st June 2032
Lease term: 999 years from the1st 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
** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













