



34 Thorneycroft, Wood Road
Tettenhall, WV6 8PR

peterjames
PROPERTY

34 Thorneycroft

Tettenhall – 0.1 miles

Wolverhampton – 2.6 miles

(Distances are approximate)

A superb 2-bedroom, first-floor luxury apartment in a magnificent McCarthy & Stone Retirement Plus Complex.

Hall

Guest WC

Well appointed kitchen

26ft living and dining space with patio doors

Master bedroom with walk in wardrobe

Second double bedroom

Bathroom

Excellent communal grounds

Plenty of gated parking

Secure entry with intercom

Resident's lounge

Function room available for residents to use

Heavily subsidised on-site restaurant with licensed bar

24/7 on-site management

Laundry facilities

1-hr weekly cleaning services included in service charge



34 Thorneycroft

Thorneycroft is a stunning new residential retirement complex just off Tettenhall's Wood Road, only a short walk from the village High Street and idyllic open greens. Designed to offer fully accessible, independent luxury living, this superb McCarthy & Stone Retirement Plus development enjoys a welcoming community atmosphere and considerable on-site facilities included in the service charge. This includes access to a resident's lounge, a subsidised restaurant with fully licensed bar, a busy social calendar, laundry facilities, weekly domestic assistance, and 24/7 on-site management. Flexible care packages, ranging from fully independent living to comprehensive personal care and support, are also available, tailored to resident's requirements. Located on the first floor, this exceptionally well-presented 2-bedroom, first-floor apartment encompasses a welcoming hall with guest WC, a beautiful, 26ft living and dining space with a Juliet balcony overlooking the superb, landscaped grounds, and a contemporary kitchen having integrated appliances. In addition to the stylish bathroom, the apartment includes two luxurious double bedrooms, with one benefitting from a walk-in wardrobe. The building is surrounded by glorious, fully maintained grounds and is secured by an intercom system, with plenty of gated parking available.



A superb 2-bedroom, first-floor luxury apartment in a magnificent McCarthy & Stone Retirement Plus complex, with Juliet balcony, considerable on-site facilities, secure parking, and beautiful grounds. Just a short walk from the heart of Tettenhall village with a package of extras included in the service charge.

This wonderful apartment can be found on the first floor of the building, with the front door opening to a welcoming **hallway**. The **guest WC** can be found to the right of the hall, presented to a high standard, and a large store cupboard can be found to the left. Beside the store cupboard, a door continues to the superb 26ft **living and dining room**, lit by glazed doors to a Juliet balcony overlooking the stunning grounds below. Immaculately presented, the room includes a classic yet stylish fireplace with modern electric fire and a door to the **kitchen**, featuring chic white gloss units and dark, contrasting worktops. Integrated appliances include an induction hob, fridge-freezer, an eye-level oven, and microwave.

The hallway continues to the right, offering access to the **master bedroom** on the left. A luxuriously large room, the master boasts a window looking towards the grounds, and at over 22ft long, includes plenty of room for a dressing area. Adjacent, one enters **bedroom two**, a further comfortable double with a **walk-in wardrobe** off. The **bathroom** can be found to the right beside the guest WC, well-proportioned and presented to a very good standard with a wet-room style shower, white hardware, and vanity storage.

This exemplary modern development boasts a contemporary exterior set behind secure, gated parking and glorious communal grounds. The gardens include wide, level pathways, attractive patio areas, and fully maintained, colourful planting.

Situation

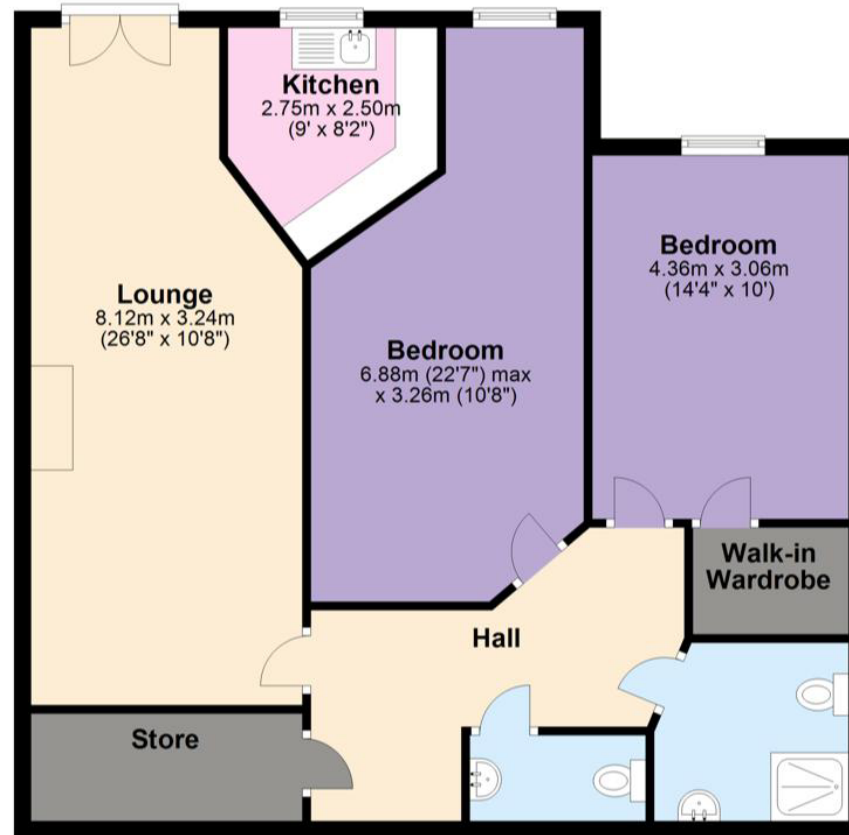
Thorneycroft is an exclusive, modern McCarthy & Stone Retirement Plus community at the heart of Tettenhall, within easy walking distance of a

range of amenities including cosy coffee shops, restaurants, and all essential services. The village is ideally situated for visitors, close to the A41 and easily accessible from both the M54 and M6 motorways. The development itself is exceptionally well-served by a delightful Resident's Lounge and a restaurant with bar, offering heavily subsidised meals for occupants, in addition to laundry facilities, cleaning services, stunning grounds, and a function room. The community is also reassuringly secure, with gated access, 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.

Apartment

Approx. 88.0 sq. metres (947.0 sq. feet)



Total area: approx. 88.0 sq. metres (947.0 sq. feet)

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

34 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