



45 Thorneycroft, Tettenhall

Most Impressive & Spacious One Bedroom Second Floor Luxury Apartment in Recently Constructed Magnificent Retirement Development

Flat 45 Thorneycroft, Wood Road, Tettenhall, Wolverhampton, WV6 8PR
Asking Price: £145,000

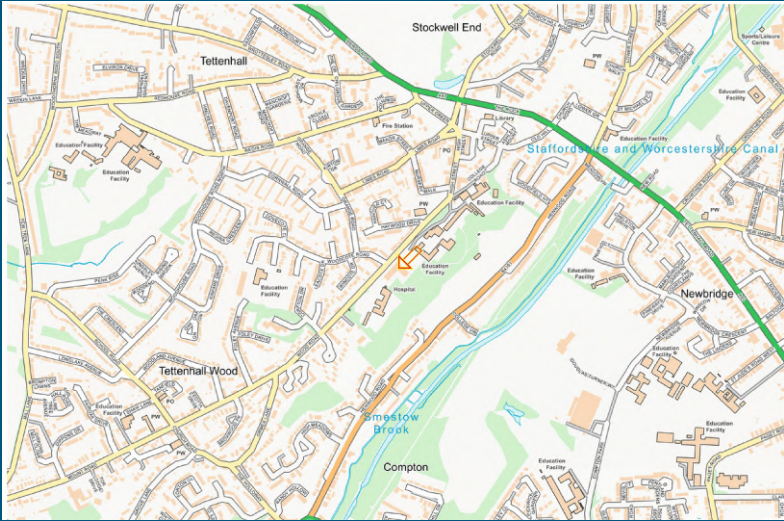
Tenure: Leasehold Details: 999years from 01.06.2017
Service Charge: £9228.96per annum
Ground Rent: £435 per annum
Council Tax: Band D - Wolverhampton
EPC Rating: B (82) No: 0678-7067-7341-6608-0934
Total Floor Area: 663sq feet (57.8sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors 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.

Set in one of Tettenhall’s most coveted locations and just a short stroll from the charming Village centre, this exceptional second-floor luxury apartment enjoys a prime north-east aspect within an exclusive modern retirement community.

Completed in 2018 and protected by an NHBC 10-year warranty, the development was constructed to an uncompromising standard, offering one of the finest examples of contemporary retirement living in the area. The interior is beautifully appointed throughout, featuring oak-veneered doors, neutral décor, double glazing, and underfloor heating for year-round comfort. Designed to maximise space and natural light, the accommodation includes an inviting entrance hall with a generous walk-in utility/storage cupboard, a stylish modern shower room/wet room, and a superb 27ft living room with double doors opening onto a private balcony — perfect for morning coffee or evening relaxation. The sleek fitted kitchen offers a coordinated suite of modern units and a range of integrated appliances. The large master bedroom is a standout feature, complete with a walk-in wardrobe and serene views over the landscaped gardens, grounds and mature woodland that frame the development.

Living in Tettenhall Village offers an exceptional lifestyle, blending traditional charm with everyday convenience. The historic village centre is just moments away, providing a delightful mix of independent shops, cafés, restaurants, and essential amenities. The area is renowned for its welcoming community feel, beautiful green spaces, and easy access to Tettenhall Green, the Upper Green, and scenic walking routes. With excellent transport links and a peaceful, leafy setting, Tettenhall Village remains one of Wolverhampton’s most desirable places to live — offering a perfect balance of tranquillity and convenience.

This impressive community provides an outstanding lifestyle package, including 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. ***Offering practical, beautifully finished accommodation with premium fittings throughout, this outstanding apartment represents a rare opportunity to acquire luxury retirement living in one of Tettenhall’s most desirable settings. The interior further comprises:***



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, underfloor heating and walk in large utility cupboard.

Living Room: 26'7" (8.11m) x 10'4" (3.16m)

Underfloor heating and double glazed double doors to balcony.

Kitchen: 10ft (3.05m) x 8'1" (2.47m)

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

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

Bedroom One: 17'4" (5.27m) x 10'4" (3.14m)

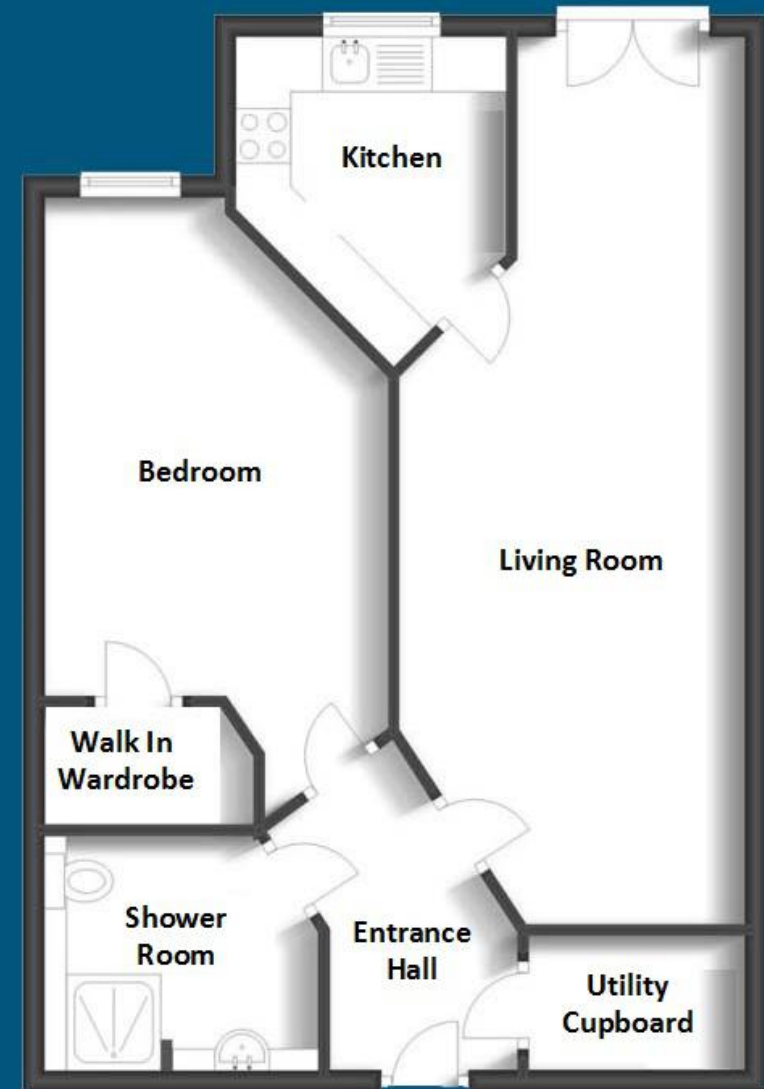
Underfloor heating, double glazed full height window to front and walk in wardrobe with railings & shelving.

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.



Total Floor Area: 663sq feet (57.8sq metres)

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



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.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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