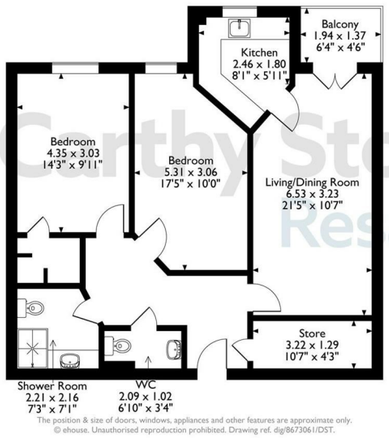
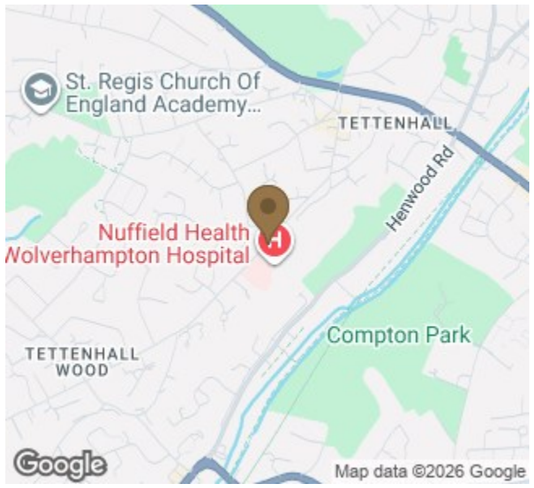
Excellent

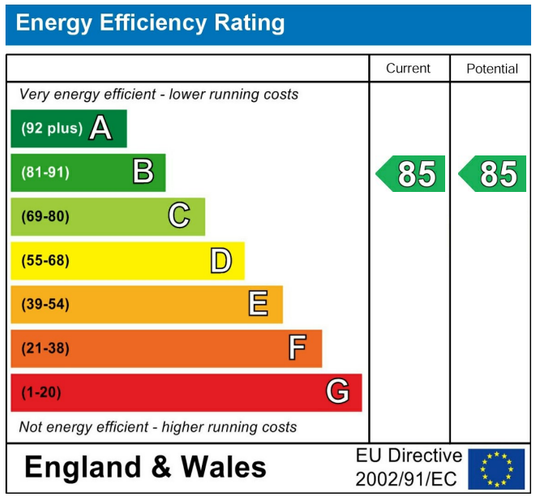
Trustpilot

McCarthy & Stone
Resales.

Thorneycroft, Flat 27, Wood Road, Wolverhampton
Approximate Gross Internal Area
80 Sq M/861 Sq Ft

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

## 27 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 27 Thorneycroft could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £180,000
## Leasehold

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

### Why you'll love living here:

- Luxury McCarthy Stone Retirement Apartment for Over 70's
- First Floor with Lifts to All Floors
- Two Double Bedrooms
- Living Room with Space for Dining. Walk out Balcony
- Modern fitted Kitchen with Integrated Appliances
- Shower Room and Guest WC
- On-site Laundry Room
- On-site Bistro Homeowners' lounge
- Guest Suite for Visiting Family and Friends
- 24-hour on-site staffing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 27 Thorneycroft, Wolverhampton

2 | 1 | Asking price £180,000

### 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.

### 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 walk-in storage cupboard which houses the hot water tank. The 24-hour emergency response pull cord system and secure door entry system with intercom are also located here. Illuminated light switches, smoke detector. All other doors lead to the living room, bedrooms, shower room and guest WC.

### Living Room
This living room is complimented by double glazed French doors which give access to a walk-out balcony with pleasant outlook over the sports field. 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.

### Master Bedroom
A generous double bedroom with a walk-in wardrobe with shelving and rails. Having an almost floor to ceiling windows offering lots of natural light. Two ceiling lights, TV and phone point. Emergency response pull cord.

### 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.

### Bedroom Two
A second double bedroom, offering a variety of different uses. Ceiling light fitting. TV and phone point. Emergency response pull cord.

### Guest WC
A guest WC is conveniently located off the hallway. Having a low level WC, vanity unit with wash 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
Lease term 999 years from the 01/06/2017
Ground Rent Review: 01/06/2032

### 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