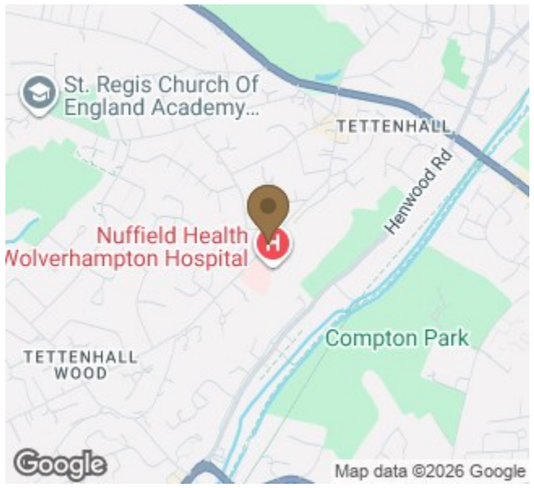
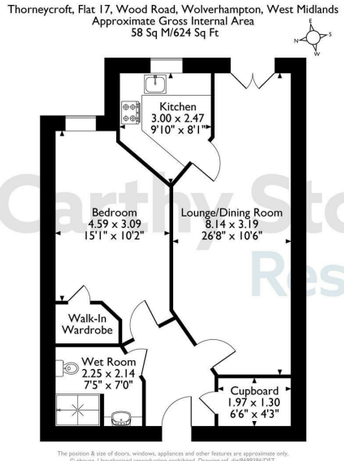
Excellent

Trustpilot

McCarthy & Stone
Resales.





McCarthy Stone
Resales

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

1 | 1 | Council Tax Band: D

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

Offers in the region of £177,950 Leasehold

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

Why you'll love living here:

- One Bedroom Second Floor Apartment
- Generous Dual Aspect Living Room with Juliette Balcony
- Modern Fitted Kitchen with Integrated Appliances
- Double Bedroom with Walk in Wardobe
- Shower Room with Level Access Shower and Slip Resistant Flooring
- Onsite Bistro and Homeowners' lounge
- Guest Suite
- 24-hour on-site staffing
- Lounge Wifi access
- **OFFERED FULLY FURNISHED IF REQUIRED - INCLUDED WITHIN THE PRICE**

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

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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

17 Thorneycroft, Wolverhampton

1 | 1 | Offers in the region of £177,950

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 (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. 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 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 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