



Total floor area 79.6 m² (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	80	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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52 Thorneycroft

Wood Road, Wolverhampton, WV6 8PR

PRICE
REDUCED



PRICE REDUCTION

Asking price £225,000 Leasehold

Join us for tea & cake at our Open Day - Thursday 12th March 2026 - from 10am - 4pm - BOOK YOUR PLACE TODAY!

A luxury TWO BEDROOM retirement apartment. Situated on the SECOND FLOOR of our prestigious Thorneycroft development in TETTENHALL. Having LIFTS TO ALL FLOORS.

Having two sets of double glazed French doors giving access to WALK OUT BALCONIES.

The accommodation briefly comprises of a spacious lounge/diner with beautiful woodland views, modern fitted kitchen with integrated appliances. Shower room and Guest WC.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER - MCCARTHY STONE RETIREMENT LIVING PLUS FOR OVER70's

Call us on 0345 556 4104 to find out more.

Thorncroft, Wood Road, Tettenhall, WV6

2 Bed | £225,000

PRICE
REDUCED

Thorncroft

Thorncroft, 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 1/2 miles from Wolverhampton city centre, this development is located in the desirable village of Tettenhall, west of Wolverhampton City Centre. Thorncroft 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 welcoming entrance hall. From the hallway there are doors to a walk-in airing cupboard and a separate store cupboard with shelving. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom. All other doors lead to the living room, bedrooms, shower room and guest WC.

Living Room

A delightful dual aspect living room is complimented by two sets of double glazed French doors which give access to walk-out balconies with an additional double glazed window, offering lots of natural light and stunning woodland views. 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

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 second good sized double bedroom, double glazed window, ceiling lights, TV and phone point.

Shower room

A spacious 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.

Guest WC

A guest WC is conveniently located off the entrance hallway. Having a low level WC and wash hand basin with complimentary splash back and flooring.

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: £12,985.41 for the financial year ending 30/06/2026.

Lease Information

Ground rent: £510 per annum
Ground rent review: 1st June 2032
Lease: 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

