



55 Thorneycroft, Wood Road, Tettenhall, Wolverhampton, WV6 8PR

BERRIMAN
EATON

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A superbly presented two bedroom retirement apartment for the over 70's which is located on the second floor of this exclusive development which benefits from a communal homeowners lounge, on site bistro and landscaped gardens.

THE APARTMENT

Lounge / dining room with Juliet balcony
Kitchen with Bosch appliances with 2 year guarantee
Double bedroom with walk in wardrobe
Second double bedroom
Wet room style shower room
Underfloor heating
Phone, TV and Sky + connection available for activation
Water included in service charge
Help call buttons in apartments and communal areas

THE COMMUNAL AREAS

Lounge with access to the communal landscaped gardens and coffee facilities
Licenced Bistro with concessionary rates for residents
Activities are on a rotational basis and include amongst others knit and natter, coffee mornings, exercise classes

THE BENEFITS

Laundry with several washing machines and tumble dryers – use of these is included in the service charge
Mobility scooter charging room
Electric car charging points
Function room for hire for parties
Guest suite for hire for friends and family.
McCarthy Stone homeowners can stay at other McCarthy Stone developments around the country

Car parking spaces available for £250 per annum
24 Assistance / emergency help available
One hour "help" each week to use for the jobs you don't like
Additional "help" can be paid for if required
Personal Care Services are available: laundry services / medication / help dressing / shopping

LEASE DETAILS

The property is held on a lease for a term of 999 years from 1st June 2017 and has a service charge of £11,286.24 per annum payable monthly at £940.51
There is no Ground Rent
We recommend you get your solicitor to verify all leasehold information.

We are informed by the Vendors that all mains water, drainage and electric are connected and the heating is underfloor.
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is LEASEHOLD.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

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Lettings Office

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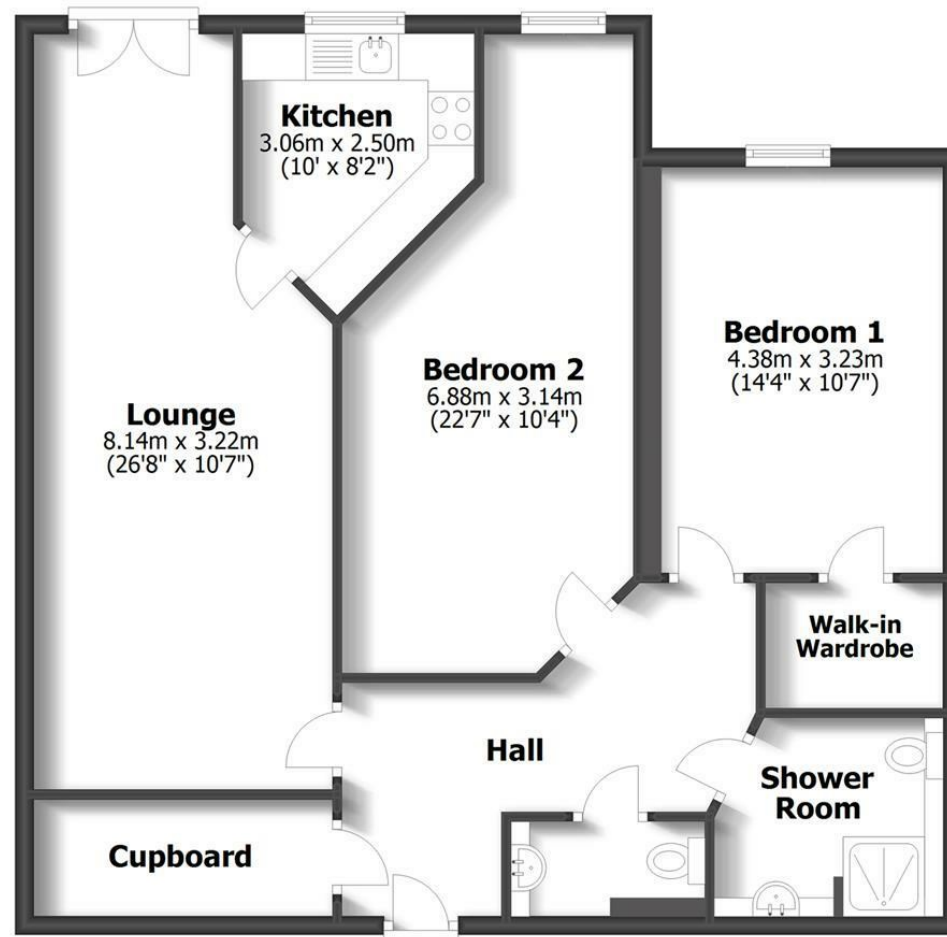
Offers Around
£384,650

EPC: B

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.



55 THORNEYCROFT
WOOD ROAD, TETTENHALL



Second Floor

TOTAL: 88.2sq.m. 950sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

