Apt 52, Thorneycroft, Wood Road, Tettenhall, Wolverhampton, WV6 8PR

BERRIMAN EATON

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A particularly well situated two bedroom, corner second floor apartment with balconies to the rear and side of the lounge in this prestigious retirement development for the over 70s.

LOCATION

Thorneycroft is situated mid-way between Tettenhall and Tettenhall Wood with some local shopping facilities located in Tettenhall Wood and a comprehensive range of shops and other amenities around Tettenhall Green which is within easy reach.

DESCRIPTION

Thorneycroft is a McCarthy & Stone development adjoining the grounds of Tettenhall College and with all the facilities and amenities for which this developer is justly renowned.

It is situated on the second floor with access either by stairs or lift and is in a corner position so there are balconies on two sides, one of which overlooks the woodland at the rear and the other some of the sports facilities of the Tettenhall College. It is well equipped and appointed including double glazing and underfloor central heating.

ON SITE AMENITIES

There is a superb on site Bistro next to the communal lounge which provides a lovely social area for all the guests to enjoy without leaving the building. There is a guest suite which can be used by visiting family or friends and an on site laundry which the residents can use themselves or ask for assistance from the care team.

Thorneycroft offers assistance care around the clock which includes help with taking medication, getting dressed or support following a hospital visit. They can also take you to the shops, help changing the bed or even take you to the theatre. The service charge includes one hour's domestic assistance every week and additional help can be paid for from as little as 15 minutes at a time so you only pay for the help you need.

ACCOMMODATION

A door opens into the HALL with two storage cupboards providing ample space for storage and the potential to fit a washing machine. The GUEST CLOAKROOM has a basin and WC and the LOUNGE has two pairs of double doors to the balconies which provide fabulous views and private outdoor space. There is a well appointed KITCHEN with stainless steel sink, a range of wall and base units, cooker, microwave, hob with chimney hood above and fridge freezer. BEDROOM ONE has a large walk in wardrobe and a double glazed window over the rear. BEDROOM TWO is a good size double room with a double glazed window. There is a WET ROOM with a shower, basin and WC.

OUTSIDE

The apartment benefits from a wrap around balcony with views to two elevations providing private outdoor space and joint use of the landscaped communal grounds.

There is visitor parking available and residents can request a parking permit for an allocated space at approximately £250 per annum.

LEASE INFORMATION

The property is held on a lease of 999 years from 1st June 2017 with a current service charge of £12,165.40 per annum and the ground rent is £255 every 6 months. We recommend that you arrange for your solicitor to verify these details.

We are informed by the Vendors that Mains water and drainage are connected and there is electric underfloor heating.
COUNCIL TAX BAND E – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is LEASEHOLD.
Broadband – Ofcom checker shows Standard and Superfast are available
Mobile – Ofcom checker shows one of the four main providers have likely coverage indoors with all four having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

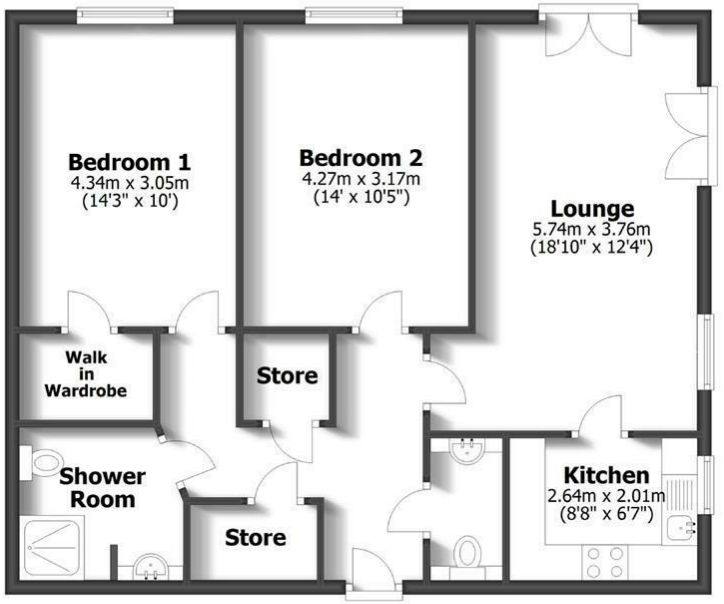
www.berrimaneaton.co.uk

Offers Around
£225,000

EPC: C

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.

52 THORNEYCROFT
WOOD ROAD, TETTENHALL



Second Floor

TOTAL: 75.2sq.m. 810sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE