



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

BERRIMAN
EATON

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A superbly presented one 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
Double bedroom with walk-in wardrobe
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
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 £9,228.96 per annum
Ground rent is £435 per annum.
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.
Broadband – Ofcom checker shows Standard and Superfast are available
Mobile – Ofcom checker shows three of the four main providers have limited 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

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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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Worcestershire Office

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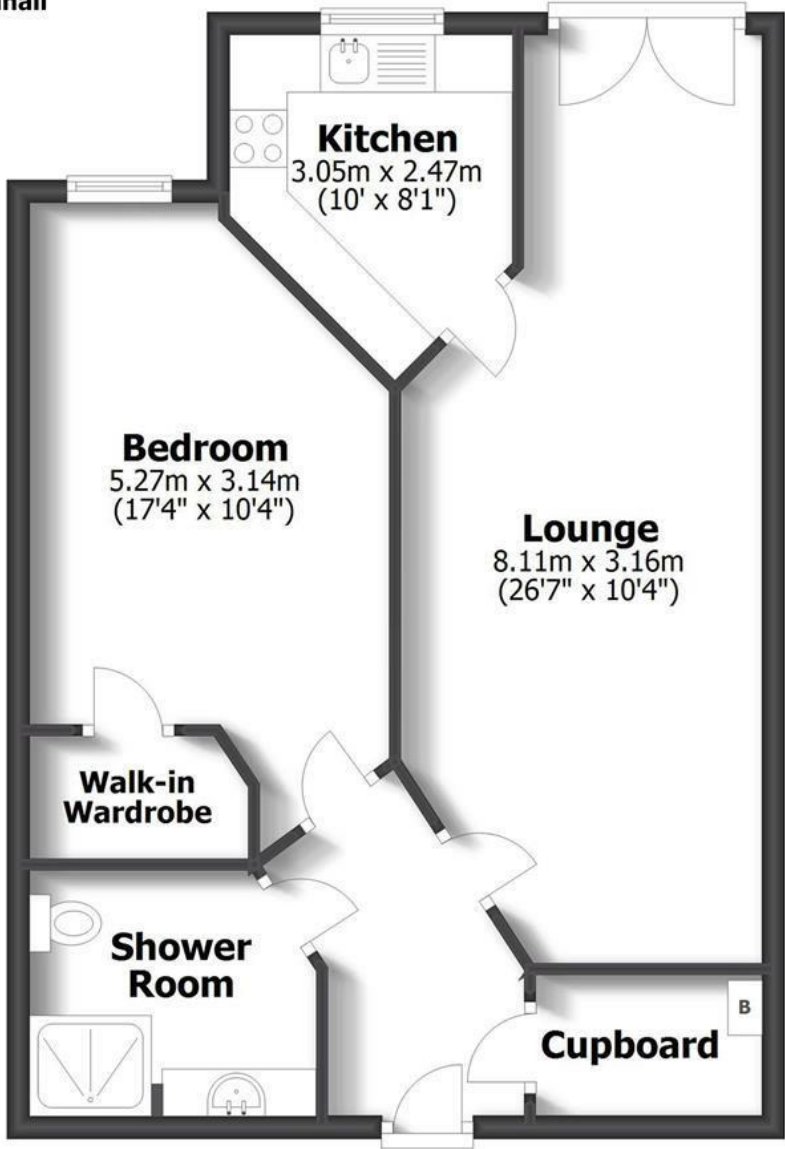
www.berrimaneaton.co.uk

Offers Around
£145,000

EPC:

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.

54 Thorneycroft
Tettenhall



First Floor

TOTAL: 57.8sq.m. 663sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



