



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

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PRICE REDUCED TO SELL. A spacious ground floor apartment in a sought after area, which is within walking distance of the village centre.

### LOCATION

Thorneycroft is situated on Wood Road in Tettenhall, it is within easy walking distance of the Village which is afford by a comprehensive range of facilities such as a supermarket, hairdressers, post office, doctors, and a bank. Public transport is easily accessible with a nearby bus stop providing further access to the City Centre, having direct links to Birmingham and Shrewsbury via Wolverhampton train station.

### DESCRIPTION

Thorneycroft is a McCarthy & Stone development which provides well-presented residence. The apartment stands on the ground floor having spacious accommodation, benefiting from two double bedrooms and with pleasant views of the grounds.

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 onsite 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, there is also a 24 hour carer on site. The fee also includes organized social activities, the communal laundry room and guest suite. There is a small charge for silver service meals and tea/coffee and biscuits are available throughout the day free of charge.

This particular apartment is one of the best in the development being on the ground floor with direct access to the gardens and having a lovely outlook.

### ACCOMMODATION

A front door opens into a large ENTRANCE HALL having a good size storage cupboard, integrated ceiling lights and a CLOAKROOM with a low flush WC, vanity unit with hand basin and cupboards below. There is a spacious LOUNGE with double glazed windows to the front and double glazed French doors to the front and side elevation. The KITCHEN comprises a range of wall and base units with fitted work top, tiled flooring, stainless steel sink, integrated appliances including an oven, microwave, electric four ring hob, fridge and freezer, space for a washer/dryer, an extractor fan, and a double glazed window to the front.

The PRINCIPAL BEDROOM is a double room with double glazed French doors to the side patio and a walk in wardrobe having built in shelves, overhead stors and clothing rails. BEDROOM TWO is a double room with a double glazed window to the side. The BATHROOM has a vanity unit with cupboards below, a low flush WC, a walk in shower, part tiled walls, a wall mounted cupboard unit and a chrome heated towel rail.

### OUTSIDE

Thorneycroft is surrounded by well-maintained communal grounds. There is visitor parking available and with possibility to obtain your own allocated space at a cost.

### LEASE DETAILS

The property is held on a lease of 999 years from 1st June 2021 with a current service charge of just under £185 per week and the ground rent is £255 for 6 months. We recommend that you arrange for your solicitor to verify these details.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND E - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is LEASEHOLD.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

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#### Wombourne Office

01902 326366

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

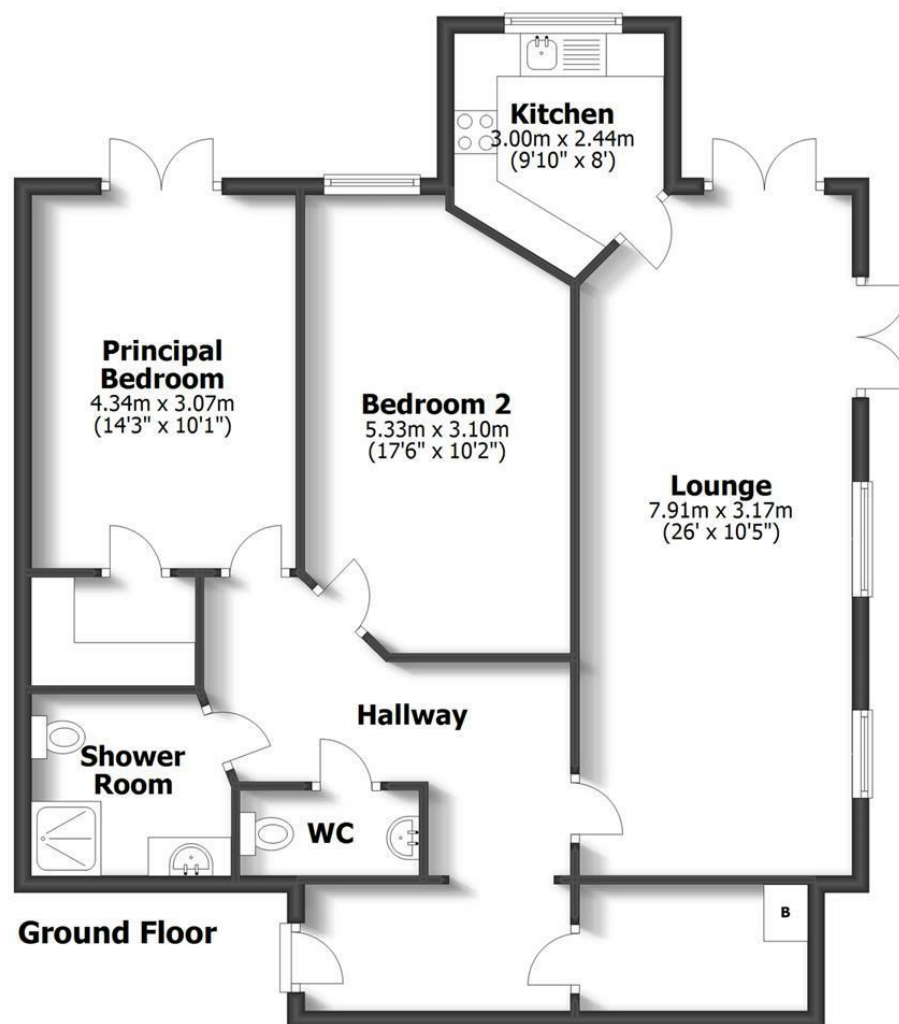
Offers Around  
£225,000

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.



## 6 Thorneycroft Tettenhall



**TOTAL: 89.2sq.m. 960sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

