

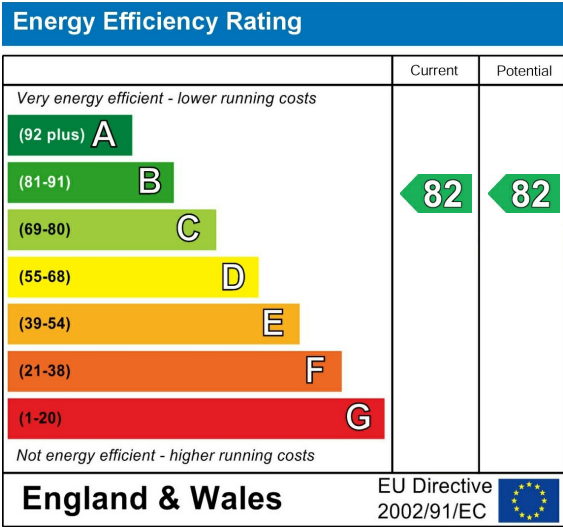
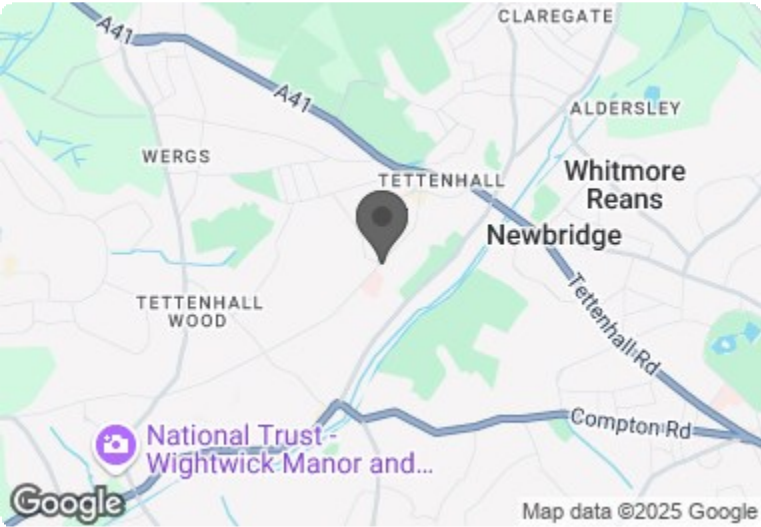
Total floor area 71.6 sq.m. (771 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: E



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12 Thorneycroft

Wood Road, Wolverhampton, WV6 8PR



PRICE  
REDUCED



PRICE REDUCTION

Offers in the region of £274,950 Leasehold

A luxury TWO BEDROOM retirement apartment. Situated on the GROUND FLOOR of our prestigious THORNEYCROFT development in TETTENHALL.

The accommodation briefly comprises of a welcoming entrance hallway, a spacious lounge/dinner with FRENCH DOORS to a walk out DOUBLE PATIO AREA with SUNNY ASPECT and two remote control awnings. Modern fitted kitchen with INTEGRATED APPLIANCES, two double bedrooms, SHOWER ROOM AND GUEST WC. Viewing is highly recommended to fully appreciate the accommodation on offer. Situated in a lovely location with woodland views at the rear of the complex.

TALK TO US ABOUT OUR PART EXCHANGE SCHEME OR A STAY IN OUR GUEST SUITE

Call us on 0345 556 4104 to find out more.



# Wood Road, Wolverhampton

## Thorneycroft

Thorneycroft 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.

## Entrance Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in airing cupboard. The 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Additional storage cupboard with washing machine.

Door to cloakroom with WC and wash hand basin. All other doors lead to the living room, both bedrooms and shower room.

## Living Room

A delightful living room complimented by

double glazed French doors which give access to a beautiful patio looking out onto the idyllic gardens. Having two electric remote control awnings over both patio aspects.

Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect feature door with glazed panels lead into a separate kitchen. With an attractive feature fireplace with inset electric fire.

## 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.

## Bedroom One

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 good sized second double bedroom with large floor to ceiling feature double glazed window. Central ceiling light fitting. TV point. Power sockets.

## Shower Room

Full wet 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.

# 2 Bed | £274,950

## Guest WC

Having a low level WC and wash hand basin. Additional hand rails.

## Lease Information

Lease term 999 years from the 1st June 2017  
Ground rent: £510 per annum  
Ground rent review: 1st June 2032

## Service Charge

- 24-Hour on-site staffing
- Subsidised meal costs
- 1 hour 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 contact your Property Consultant or Estate Manager.

Service charge: £12,985.41 per annum (for financial year end 30/06/2026)

## 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

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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