



Flat 24, Thorneycroft Wood Road, Wolverhampton, WV6 8PR

BERRIMAN
EATON

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A particularly well situated first floor apartment with a walk out balcony fronting on to Wood Road, in this luxury, independent living, prestigious retirement development for the over 70s.

LOCATION

Thorneycroft is situated mid-way between Tettenhall Village and Tettenhall Wood with some local shopping facilities providing a comprehensive range of shops, cafes and other amenities which are within easy reach.

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

DESCRIPTION

It is situated on the first floor with access either by stairs or lift and is situated in an excellent spot with a walk out balcony to the front. It is well equipped and appointed including double glazing and underfloor central heating, air filter system and a front door security camera.

ON SITE AMENITIES

There is a superb on site subsidised Bistro next to the communal lounge which provides a lovely social area for all the residents and 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 support with staff on site 24/7 and if required they will tailor a care package to your needs for an additional cost. The service charge includes one hour's domestic assistance every week.

ACCOMMODATION

A door opens into the HALL with a large storage cupboard and a further door opening into the lounge. The LOUNGE is of a generous size with double glazed French doors providing access to the walk out balcony. From the lounge a door leads into the KITCHEN which is well appointed comprising wall and base units with fitted work surfaces, an integrated oven with an extractor above, a microwave and fridge freezer, stainless steel sink and drainer and a double glazed window.

The BEDROOM is a good size double room with a double glazed window and a walk in wardrobe with fitted shelving and rails. The WET ROOM has a shower, WC, a vanity unit with a wash basin and cupboards beneath and a heated towel radiator.

OUTSIDE

The apartment benefits from a walk out balcony with views to the front elevation providing private outdoor space and also offering 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 DETAILS

The property is held on a lease of 999 years from 1st June 2017 with a current service charge of £10,010.64 per annum and the ground rent is £435 per annum. 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

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Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

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Wombourne Office

01902 326366

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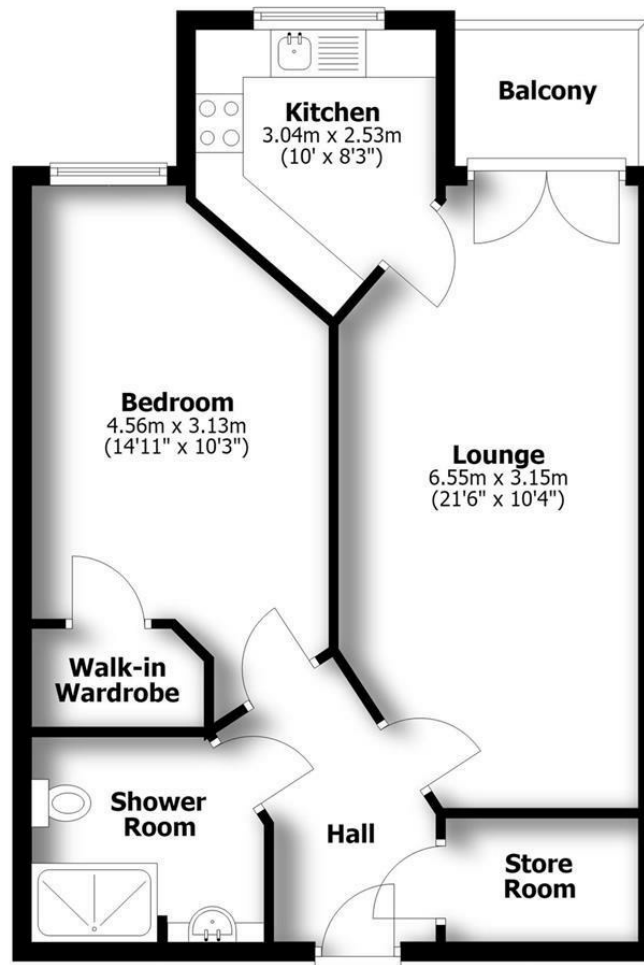
Offers Around
£150,000

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.



24 THORNEYCROFT WOOD ROAD, TETTENHALL



First Floor

TOTAL: 54.9sq.m. 591sq.ft.

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

