



3 Thorneycroft, Wood Road
Tettenhall, WV6 8PR

peterjames
PROPERTY

3 Thorneycroft

Tettenhall – 0.1 miles

Wolverhampton – 2.6 miles

(Distances are approximate)

A beautiful, modern 1 bedroom ground floor apartment within the luxurious McCarthy and Stone Retirement Plus Complex at Thorneycroft.

Hall

Well appointed kitchen

Large living and dining space with patio doors

Master bedroom with walk in wardrobe

Wet-room style bathroom

Excellent communal grounds

Plenty of gated parking

Secure entry with intercom

Resident's lounge

Function room available for residents to use

Heavily subsidised on-site restaurant with licensed bar

24/7 on-site management

Laundry facilities

1-hr weekly cleaning services included in service charge



3 Thorneycroft

Conveniently located on Tettenhall's Wood Road, Thorneycroft stands as an elegant and contemporary residential retirement complex just a stone's throw from the charming High Street and serene village greens. Crafted to provide fully accessible, independent luxury living, this impressive McCarthy & Stone Retirement Plus development exudes a welcoming ambiance complemented by a host of on-site facilities, all included in the service charge. Homeowners enjoy access to a stylish resident's lounge, a heavily subsidised restaurant with fully licensed bar, and an active social calendar. The community further benefits from laundry facilities, weekly domestic assistance, and 24/7 on-site management. For those requiring additional support, flexible care packages can be tailored to individual needs, ranging from fully independent living to comprehensive personal care. Situated on the ground floor, this exceptionally spacious 1-bedroom apartment features a welcoming hall and guest WC, leading towards a generously proportioned living and dining area which includes doors to a delightful, sheltered patio within the immaculate grounds. The contemporary kitchen is appointed to an excellent standard with integrated appliances and the apartment includes a luxurious double bedroom and walk-in wardrobe, in addition to the modern, wet-room style bathroom. The development sits amid meticulously maintained gardens and boasts secure intercom entry system, and ample gated parking.



Upon entering the apartment, the entrance door opens to a **hallway**, featuring a sizable store cupboard to the left. The remarkable 24ft **living and dining room** is located almost opposite the entrance, with an abundance of natural light via glazed doors that open to a delightful patio, offering garden views. The reception space is generously proportioned and enhanced by an attractive fireplace, housing a modern electric fire. A door leads to the **kitchen**, furnished with chic white gloss units complemented by contrasting grey countertops. The kitchen boasts a range of integrated appliances, including an induction hob, a fridge-freezer, an eye-level oven, and a microwave.

At the end of the hallway, on the right, the **master bedroom** extends to over six metres in length. Bathed in natural light from a full-height window facing the garden, the room enjoys a fitted **walk-in wardrobe** with plenty of storage. Adjacent, the

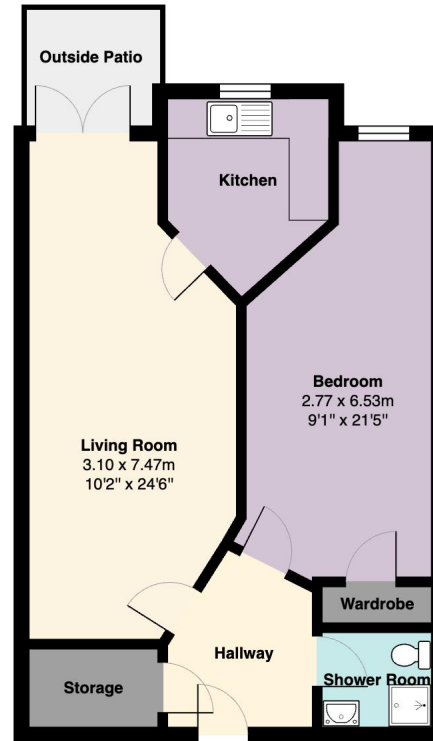
stylish and contemporary **bathroom** boasts a wet-room style shower, pristine white fixtures, and ample vanity storage. This exclusive retirement community features a modern exterior enveloped by beautifully landscaped communal grounds. Wide, level pathways and inviting patio areas are interspersed with meticulously maintained, vibrant landscaping, providing a serene and picturesque environment. Ample secure, gated parking is conveniently available within the development. This property also enjoys a sheltered patio immediately off the living area, offering space for outdoor furniture and potted plants.

Situation

Situated at the heart of Tettenhall, Thorneycroft is a luxurious, modern McCarthy & Stone Retirement Plus community that offers convenient access to a wealth of amenities. From delightful coffee shops to inviting restaurants and essential

services, the village is arranged around glorious greens with towering oak trees. The development itself features an excellent Resident's Lounge, a restaurant with a fully-licensed bar, offering subsidised meals for residents, laundry facilities, domestic assistance, splendid grounds, and a versatile function room. Residents can enjoy peace of mind with gated access, an intercom facility, and 24/7 on-site management.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.



Total Area: 54.5 m² ... 587 ft² (excluding outside patio)

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
& SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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