

THORNEYCROFT

TETTENHALL



McCARTHY STONE

Life, well lived

CONTENTS

Tettenhall

Thorneycroft

Development features

Property details

Wet

Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Home

Tettenhall

Thorneycroft

Development features

Property details

ENJOY VILLAGE LIFE IN THE CITY.

There's so much to like about Tettenhall. Friendly village atmosphere. Convenient shops. Tempting eateries. Several National Trust properties nearby. Excellent transport links to Birmingham and the wider West Midlands. This highly desirable village within the city of Wolverhampton has everything you could want.

FIND YOUR HAPPY PLACE IN TETTENHALL.

Close to the centre of the village is Thorneycroft. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.



Tettenhall

Thorneycroft

Development features

Property details





LIVE LIFE YOUR WAY.

Thorneycroft has been thoughtfully located to help you take full advantage of Tettenhall and the surrounding area, whatever you love doing in life.

You'll immediately notice how everything you need on a daily basis is close by. The development is less than half a mile from the High Street. Just hop on a bus that stops directly outside Thorneycroft or take a gentle stroll to explore the village's enviable collection of independent retailers. These include a butcher, fishmonger, greengrocer, and hairdresser. For the everyday essentials, there's a Co-Op. To tempt the tastebuds, there are several restaurants and cafés too.

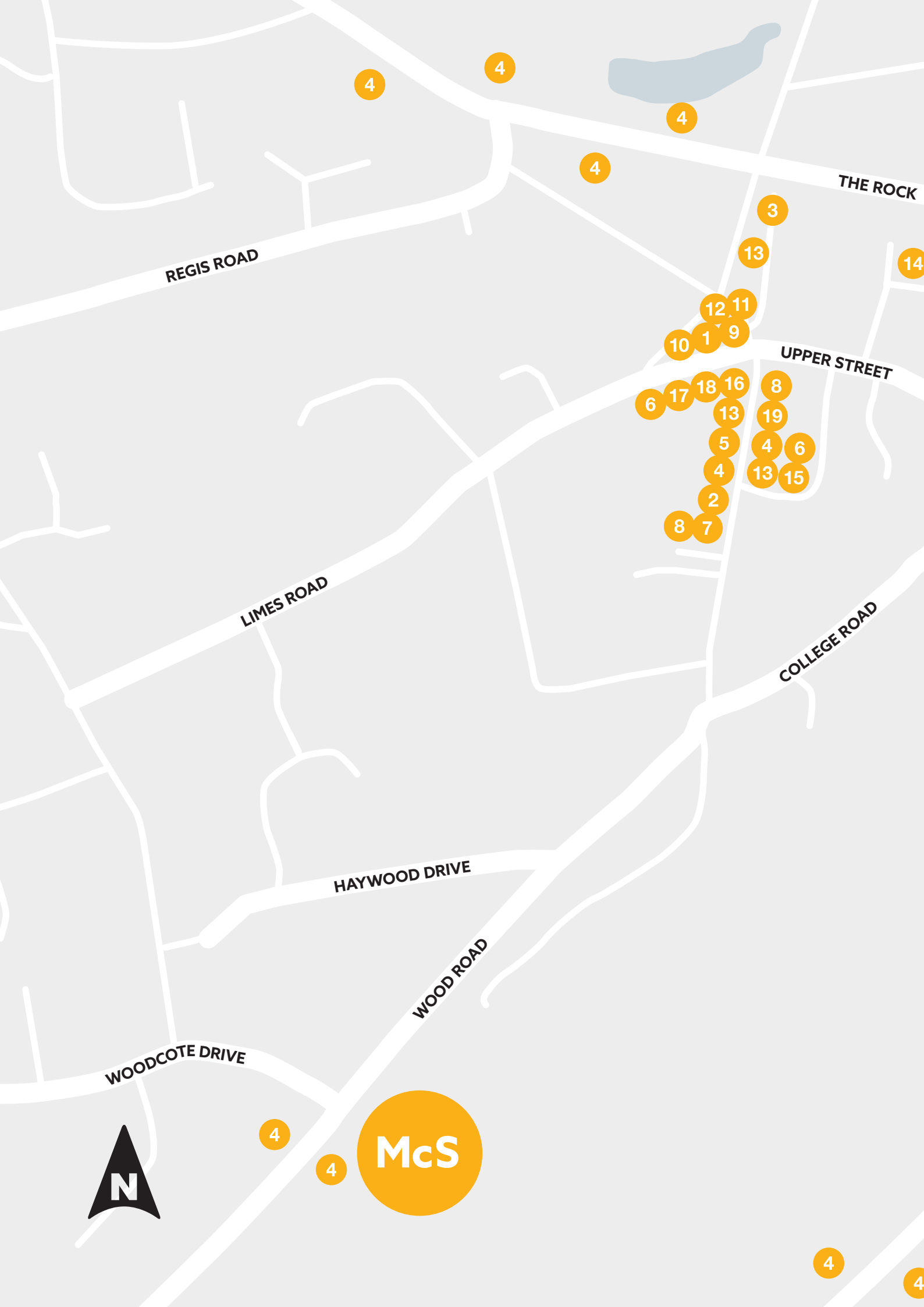
Tettenhall is one of only a handful of places in England with two village greens. The Upper Green has a wide-open grass area, a cricket pitch and a clubhouse. The Lower Green is perfect for afternoon walks. Both greens are within one mile of Thorneycroft. There's a pretty parish church nearby too.

When you want to spend time in a bustling

city, Wolverhampton is not far away. Just catch one of the regular buses and you'll soon be amongst its busy streets. When it comes to shopping, the centre of Wolverhampton will spoil you for choice.

It has a wealth of high street names, department stores and supermarkets. There are lots of delicious eateries too. The city's Grand Theatre offers a busy programme throughout the year and attracts a variety of national touring productions. There's an art house cinema and a multiplex as well.

If you enjoy being outdoors, Tettenhall is surrounded by beautiful countryside. You'll never be short of paths and cycleways to discover. There are also various National Trust properties in the area. Wightwick Manor & Gardens and Moseley Old Hall are delightful. Thanks to excellent bus services and road connections heading further afield couldn't be easier, whether you're visiting picturesque villages nearby, Birmingham or the wider West Midlands.





THORNEYCROFT

McS Wood Road,
Tettenhall,
Wolverhampton
WV6 8PR

MAP KEY.

- 1 Bakery
- 2 Bank
- 3 Beauticians
- 4 Bus Stop
- 5 Butchers
- 6 Café
- 7 Car Park
- 8 Dentist
- 9 Dry Cleaners
- 10 Fishmongers
- 11 Florist
- 12 Greengrocers
- 13 Hairdressers
- 14 Library
- 15 Mini Supermarket
- 16 Opticians
- 17 Pharmacy
- 18 Post Office
- 19 Supermarket



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

Tettenhall

Thorneycroft

Development features

Property details

STYLISH DESIGN, INSIDE AND OUT.

Surrounded by mature trees, the modern exterior of Thorneycroft is a complement to the rich and varied character of the village itself. Its contemporary style instantly catches the eye.

As you enter the spacious entrance lobby, you'll immediately feel at ease. Its thoughtful design always makes homeowners, friends and family members feel welcome. Walk on a little further and you'll enter Thorneycroft's vibrant, social hub.

As befitting a village with such a close-knit feel, the light and airy communal lounge is where our community can spend time together. It's a space made to be enjoyed, whether it's a chat over a morning coffee or lively gathering in the evening. Of course, if you just want to settle down with a good book or peruse a newspaper, there's plenty of quiet corners too.

Adjacent to the lounge is the stylish, bistro restaurant serving drinks, light snacks and a delicious seasonally inspired menu every day. Alongside a fully licenced bar offering a selection of drinks.

The lounge provides views of the wonderful, landscaped garden beyond. Step through the patio doors and you'll find a seated terrace area. During the warmer months, it's the ideal spot for soaking up some sun. From here, a path leads you through the immaculately tended beds and borders.

The seasonal colours are always beautiful. Each shrub and plant have been carefully chosen for their glorious shades or subtle hues. There are plenty of benches along the way too where you can stop and admire the many mature trees. Better still, you don't need to lift a trowel or fork to keep this green oasis looking stunning. We maintain all the outside spaces for you.











MORE FEATURES.

BISTRO

Ideal when you don't feel like cooking or want to catch up with friends. The bistro also offers a variety of light bites and snacks*.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

ON-SITE ESTATE MANAGER

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.

DOMESTIC SUPPORT & ASSISTANCE

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.

HOMEOWNERS LOUNGE

The Homeowners Lounge is the perfect place to catch up with neighbours, enjoy social events, a cup of coffee or simply read a book or newspaper. It's the centre of the community at Thorneycroft.

PARKING*

Spaces are available for permit holders.

*Additional charges apply. Subject to availability.





Tettenhall
Thorneycroft
Development features
Property details

MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Thorneycroft is no exception.

Comprising 58 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

Whether you are purchasing or renting your apartment at Thorneycroft, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.



No. 1
ARGENTINIAN
WINE BRAND

TRIVENTO
ARGENTINA

RESERVE
MALBEC ROSÉ
2021
MENDOZA





Tettenhall
Thorneycroft
Development features
Property details



YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony, Juliet Balcony or patio to all properties
- Walk-in wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*



KITCHEN

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Stainless steel sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with slip resistant flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Fitted mirror with integrated shaver socket
- Heated towel rail
- Electrically operated kitchen window to selected apartments



HEATING AND FINISHES

- Underfloor heating
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system
- Intruder alarm and smoke detector
- Illuminated light switches to bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.

SO R E M O + R E C O R



“I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Thornycroft, Tettenhall.

CALL 0800 201 4106
VISIT [MCCARTHYSTONE.CO.UK/THORNEYCROFT](https://www.mccarthystone.co.uk/thornycroft)

A large print version of this brochure is available on request.

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November 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/thorneycroft

McCARTHY STONE
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