



CLOCK GARDENS

STOCKWELL ROAD, TETTENHALL



Paddling pool



Welcome to Clock Gardens

Age exclusive luxury
apartments in the heart
of 'old' Tettenhall

Located in the charming leafy surroundings of 'old' Tettenhall, this age exclusive development of 22 one and two bedroom luxury apartments offers a unique opportunity to buy a spacious high quality home which blends traditional design with contemporary living.

The gated development of Clock Gardens has been designed to mimic the style and vernacular of a grand Victorian villa which is typical of 'old' Tettenhall and fits seamlessly into its surroundings.





Clock Gardens offers private outdoor space or balconies to many apartments along with excellent security features, meaning you can happily go away for a few days or even a few months with peace of mind.

This attention to detail means that Clock Gardens is not only beautiful to live in, but also easy to manage and maintain, making it the perfect choice for people who have an independent, active lifestyle.



Tettenhall is a beautiful village within the city of Wolverhampton; and one of only a handful of places in England to have two village greens. Situated on the desirable Stockwell Road in Old Tettenhall, Clock Gardens is perfectly located to provide everything you need right on your doorstep.

Live in Tettenhall and enjoy the best of both worlds. Immerse yourself in the culture and history of the metropolitan City of Wolverhampton, or stay closer to home and indulge in the peace and serenity of village life.

On the Green, a clock tower built in 1912 to celebrate the coronation of King George V is a local landmark. Tettenhall High Street overlooks a large leafy area where you will find a collection of niche independent retailers to explore, including a butchers, fishmongers, green grocers, hairdressers and several restaurants and cafes. Foodies will delight in the Make it or Bake It food market, which runs twice a year selling homemade food, arts and crafts and bespoke gifts. There is a vibrant community spirit, with a variety of sports clubs including Wolverhampton Lawn Tennis and Squash Club, Wolverhampton Cricket Club, South Staffordshire Golf Club and a ramblers' society. The Lower Green is located at the bottom of The Rock, near St Michael and All Angels Church.

Tettenhall is only two miles away from Wolverhampton City Centre, which boasts a wealth of high street shops, department stores, supermarkets, and excellent transport links to Birmingham and surrounding areas. The Grand Theatre attracts a variety of national touring shows, or step back in time at the Black Country Living Museum and various National Trust properties, including Wightwick Manor, Victorian Manor House and many more.

With so much to do, and much more time to do the things you want to, you can really make the most of your retirement years at Clock Gardens.



M6

9.0 miles

Birmingham Airport

31.0 miles

Merry Hill Shopping Centre

12.6 miles

Wolverhampton Race Course

2.1 miles

Birmingham Symphony Hall

23.6 miles

Mander Centre

2.5 miles

Enjoy the very best in design

Development Features

- Elegant “Victorianesque” building
- Tranquil leafy surroundings in the heart of ‘old’ Tettenhall
- Less than half a mile to Tettenhall High Street
- Gated car park with dedicated space for each apartment
- Private landscaped gardens and terrace
- Exclusively for the over 55s
- Dedicated concierge service provided*
- Secure audio visual entry system
- Elegantly presented entrance lobby with direct lift access to each floor

*Restricted working hours



Typical lobby





Typical apartment lounge

Apartment Features

- Stylish design, blending traditional and contemporary styles
- French doors leading on to a balcony or terrace
- Gas central heating
- Spacious open plan living and dining areas
- Fully fitted high gloss kitchen incorporating Earthstone work surfaces and integrated NEFF appliances, which include, oven, hob, microwave, fridge/freezer, dishwasher and extraction hood
- Walnut veneer internal doors
- Separate utility area with washer/dryer to selected apartments
- Master bedroom with ensuite and walk in wardrobe
- TV and satellite system with Sky+ multi room access to lounge and bedrooms



Typical kitchen



Typical shower room

Downsize
without
compromise

Apartment Specification

General

- Balcony, Juliet balcony or patio to selected apartments
- Garden terrace to all top floor apartments
- Walk-in wardrobe to all master bedroom apartments
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room and bedrooms*
- Double glazing to all windows
- Washer dryer in all apartments
- NHBC 10 year warranty

Kitchen

- Fully fitted high gloss kitchen incorporating Earthstone work surfaces and integrated NEFF appliances, which include, oven, hob, microwave, fridge/freezer, dishwasher and extraction hood with glass splashback
- Stainless steel sink and mono mixer tap
- One and a half bowl stainless steel kitchen sink

Shower room /Ensuite

- Ensuite half tiled bathroom
- Tiled shower room with thermostatically controlled shower
- Contemporary sanitary ware and low threshold shower enclosure
- LED mirror cabinet with motion sensor lights and shaver socket
- Alto double ended bath
- Chrome heated towel rail

Heating and finishes

- Gas central heating
- Carpets included throughout
- Neutral décor
- Walnut doors
- Contemporary door furniture and fittings

Safety and security

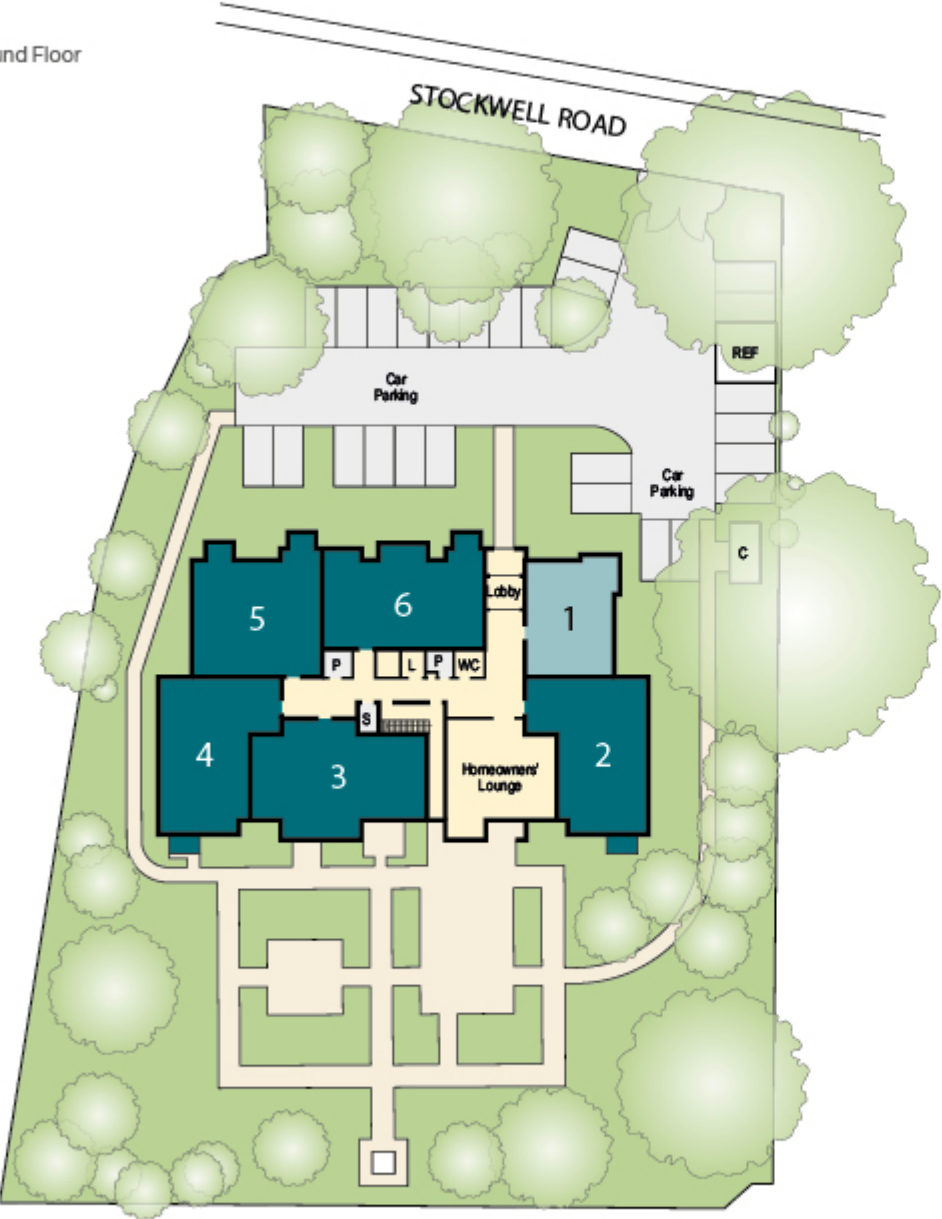
- Secure audio visual entry system
- 24 hour emergency call system
- Intruder alarm and smoke detector



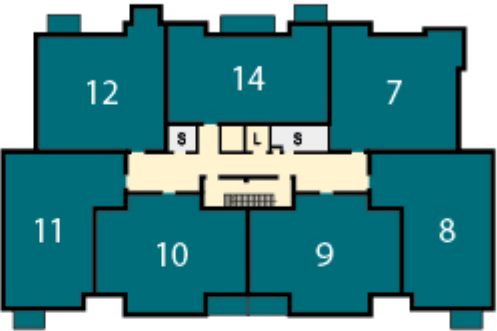
Site Overview



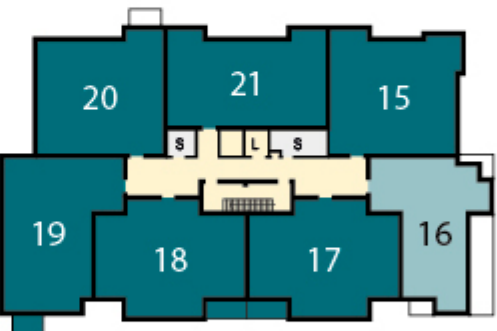
Ground Floor



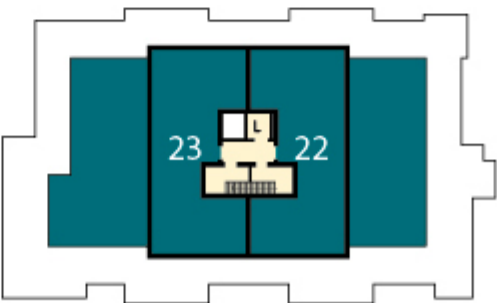
First Floor



Second Floor

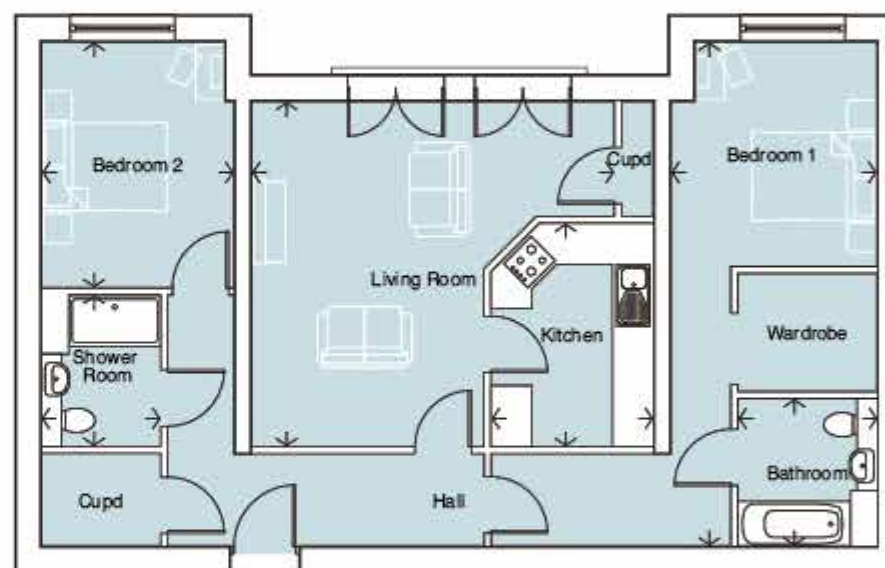


Third Floor

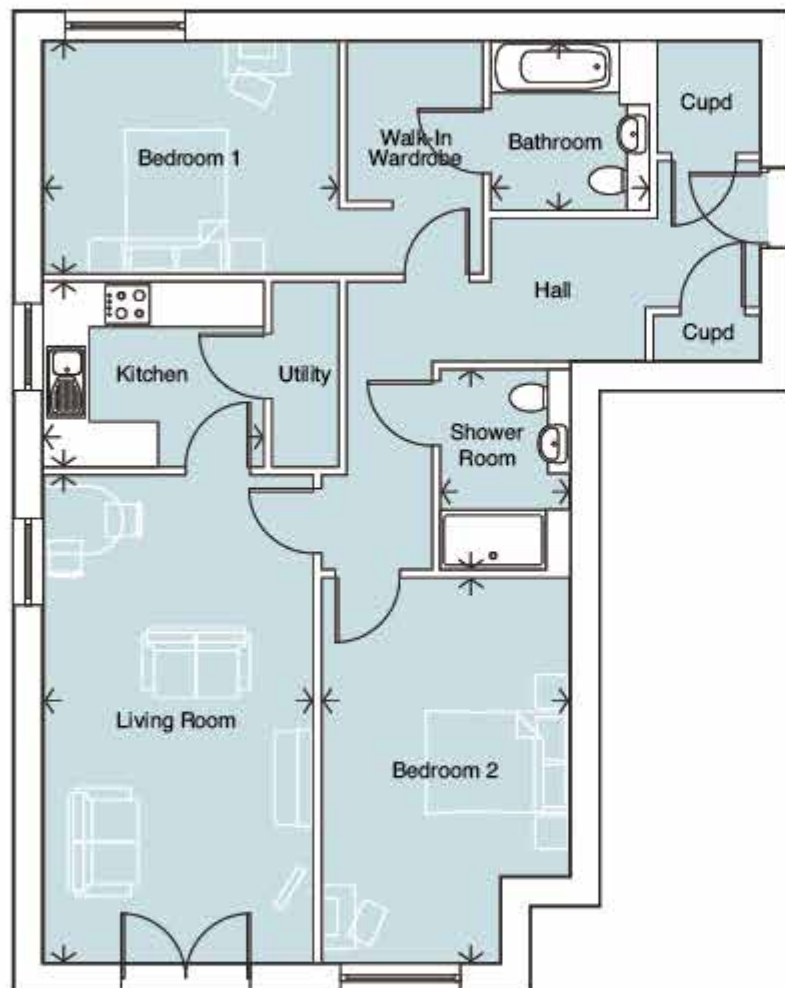


- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas
- Roof area
- L - LIFT
- P - PLANT
- S - STORE
- WC - COMMUNAL TOILET

Typical two bedroom apartments



Living Room (Max.)	20' 4" x 17' 0"	(6181mm x 5188mm)
Kitchen (Max.)	7' 11" x 8' 1"	(2400mm x 2450mm)
Utility (Max.)	2' 11" x 8' 1"	(2450mm x 900mm)
Bathroom (Max.)	7' 4" x 6' 11"	(2225mm x 2100mm)
Shower Room (Max.)	5' 11" x 7' 7"	(1800mm x 2300mm)
Bedroom 1 (Max.)	10' 1" x 11' 1"	(3082mm x 3381mm)
Bedroom 2 (Max.)	9' 6" x 12' 2"	(2882mm x 3706mm)



Typical apartment interiors

Living Room (Max.)	21' 0" x 11' 8"	(6387mm x 3550mm)
Kitchen (Max.)	8' 1" x 9' 6"	(2450mm x 2900mm)
Utility (Max.)	2' 11" x 8' 1"	(900mm x 2450mm)
Bathroom (Max.)	6' 11" x 7' 4"	(2100mm x 2225mm)
Shower Room (Max.)	8' 9" x 4' 11"	(3675mm x 1500mm)
Bedroom 1 (Max.)	10' 0" x 18' 11"	(3050mm x 5764mm)
Bedroom 2 (Max.)	10' 8" x 16' 7"	(3253mm x 5041mm)

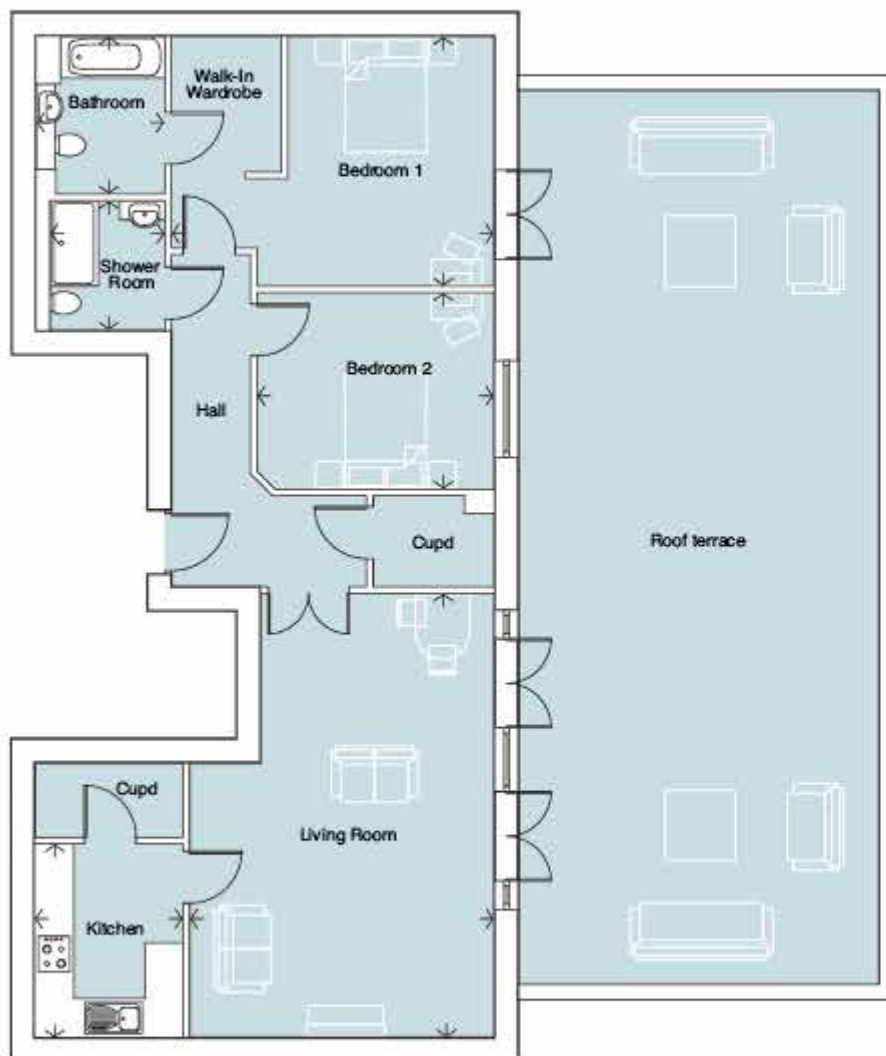
The Penthouse Collection



Plot 23

Living Room (Max.)	23' 8" x 16' 3"	(7202mm x 4951mm)
Kitchen (Max.)	7' 11" x 10' 3"	(2400mm x 3131mm)
Utility (Max.)	7' 3" x 3' 11"	(2215mm x 1200mm)
Bathroom (Max.)	8' 5" x 6' 11"	(2558mm x 2118mm)
Shower Room (Max.)	6' 10" x 6' 11"	(2085mm x 2118mm)
Bedroom 1 (Max.)	17' 2" x 13' 4"	(5233mm x 4051mm)
Bedroom 2 (Max.)	10' 7" x 12' 8"	(3215mm x 3855mm)





Plot 22

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Putting everything in place for the perfect move

Your move could not be in safer hands. From the point you reserve your new apartment to the day you move in, we will be there to support you.

As part of our Smooth Move package we will liaise with your Estate Agent and even make a contribution to the cost when you sell your existing property using our recommended selling agents.

We will liaise with your solicitor and pay a sum towards your legal fees when

you use one of our preferred independent solicitors.

We will also arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings will be packed, taken to your new apartment and safely unpacked again. They will even help you de-clutter if you wish



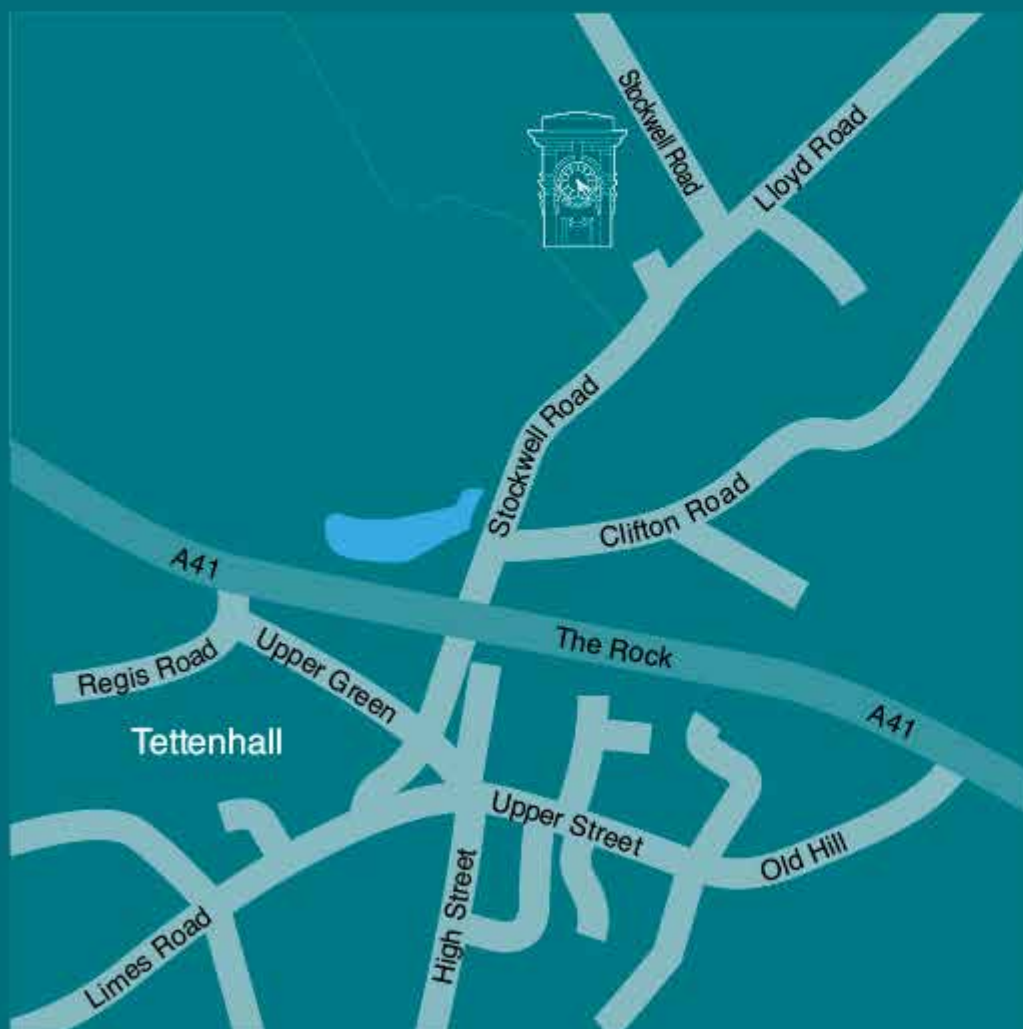
Lifestyle Living is a premium brand built on delivering quality contemporary living solutions for the over 55s. Our developments offer contemporary living in some of the UK's most desirable locations and create opportunities to allow you to live life the way you want to live it - living by the coast, enjoying the buzz of city life or embracing country living. Lifestyle Living is brought to you by McCarthy & Stone, the UK's leading retirement housebuilder with a 12 year record in 5 star customer satisfaction from the Home Builders' Federation survey





McCarthy & Stone

The UK's leading retirement housebuilder



Contact us

To register your interest
please call 0800 919 132 or visit
www.mccarthyandstone.co.uk/clockgardens

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Stockwell Road, Tettenhall, Wolverhampton WV6 9PS