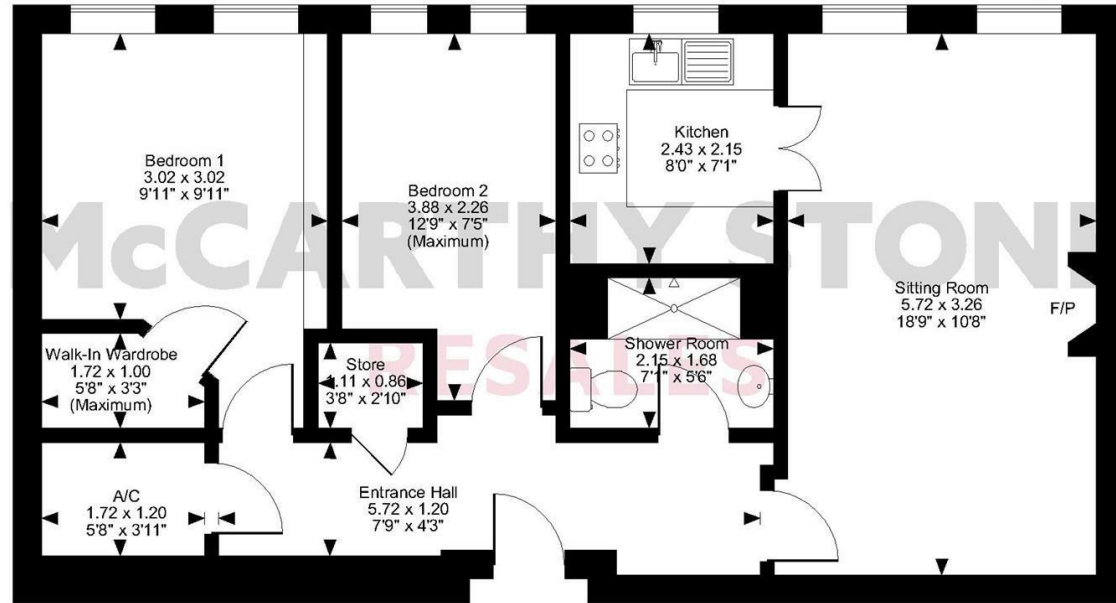
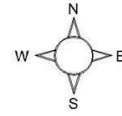
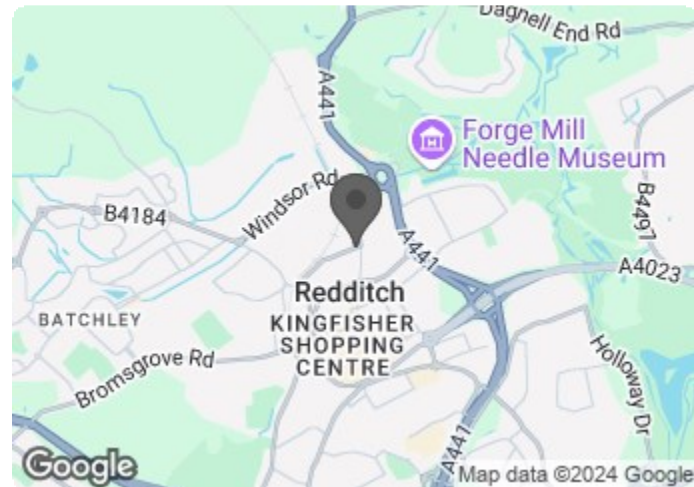


Milward Place, Clive Road, Redditch  
Approximate Gross Internal Area  
672 Sq Ft/62 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 30 Milward Place

Clive Road, Redditch, B97 4BT



**Asking price £225,000 Leasehold**

A beautifully presented two bedroom first floor retirement apartment. NO FORWARD CHAIN. \*Energy Efficient\* Pet Friendly\*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Call us on 0345 556 4104 to find out more.**

# Clive Road, Redditch

## 2 bed | £225,000

### Milward Place

Milward Place is located in the heart of Redditch, just 15 miles south of Birmingham, featuring a selection of one and two bedroom stunning apartments, all equipped with modern day amenities and sitting in beautiful landscaped grounds for you to enjoy with your family, friends and new neighbours.

All apartments will be fitted with fully fitted kitchens with an oven, hob and hood, and integrated fridge-freezers, fire detection equipment, heated towel rails and intruder alarms. Selected apartments will also feature bathrooms and spacious walk-in wardrobes. Designed in a chic contemporary style, all allow residents to benefit from double-glazed windows, chrome door furniture and a Sky/Sky+ connection point.

When you move to one of our Retirement Living developments you will be part of a real community, with a welcoming social lounge with free Wi-Fi, a dedicated guest suite for visitors to stay in and manicured gardens. For those with mobility issues, there is a lift to all floors and a scooter charging point. There is also a House Manager to manage the development and on-hand if you need any extra help.

### Entrance hall

Front door with spy hole leads to a welcoming entrance hall having a door to a walk-in storage and an airing cupboard housing the boiler. The 24-hour Tunstall emergency response system is wall mounted in the hall. Smoke detector. Security door entry system. Doors lead to the living room, bedrooms and shower room.

### Living room

A well proportioned living room with two double glazed windows. Focal point fireplace gives this room a cosy feel. The room features a telephone point, TV point (with Sky/Sky+ capabilities), and power sockets. Part glazed door leads into a separate kitchen.

### 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 with space for a microwave above and ceramic four ring hob with extractor

hood. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

### Main bedroom

This double bedroom benefits from having two windows overlooking the grounds and features a walk-in wardrobe with plenty of storage space. TV and telephone point. Two double glazed windows.

### Second bedroom

This generously sized second double bedroom could also be used as a second sitting room/office/hobby room. TV point. Power sockets. Two double glazed windows.

### Shower room

Purpose built shower room, tiled walls and floor with a fitted suite comprising; shower cubicle with glass screen, WC, vanity unit with inset wash basin and illuminated mirror above. Heated towel rail.

### Service charge

- 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 is £4,051.15 for the financial year ending 31/03/2025. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

### Lease information

Ground rent: £495 per annum  
Ground rent review: 1st June 2034  
Lease: 999 years from 1st June 2019

### Moving made easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

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- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

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