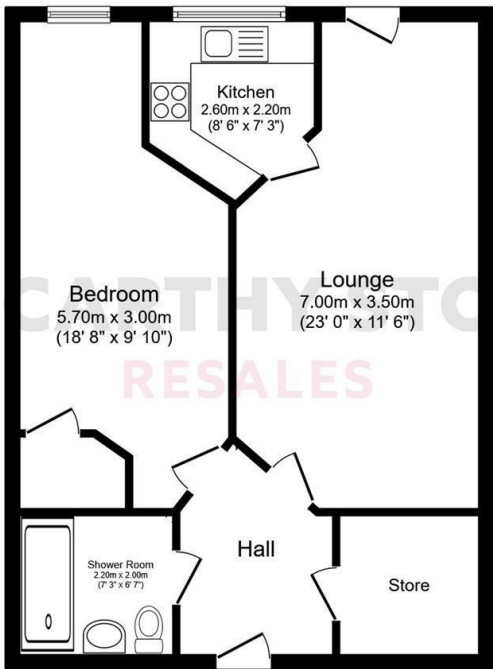


23 Brindley Gardens

Bilbrook, Wolverhampton, WV8 1FL

PRICE  
REDUCED



Total floor area 60.0 m² (646 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



PRICE REDUCTION

Offers in the region of £185,000 Leasehold

A one bedroom first floor apartment in our desirable over 60's development. The apartment is in excellent condition and comes with a good size living room, a double bedroom with walk in wardrobe and a modern fitted kitchen with integrated appliances.

McCarthy Stone Retirement Living for over 60's

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Brindley Gardens, Bilbrook,

## Brindley Gardens

McCarthy & Stone is proud to introduce Brindley Gardens, a stunning development consisting of 39 beautiful one and two bedroom apartments located in Bilbrook, Codsall. Brindley Gardens has been designed to seamlessly fit with the local character of Duck Lane and is located close plenty of transport links and amenities.

You'll feel at home at Brindley Gardens in next to no time. It's easy to relax knowing there's a House Manager on hand during the day - a friendly face who'll be around to offer you help and support. Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger.

When you have friends and family come to visit, the guest suite means that they can stay on site at a modest charge of £25 per night. Your House Manager will explain the booking procedure.

The 24 hour emergency call system provides you with peace of mind, should you need assistance day or night. We have installed a system that operates through a pendant and can summon help wherever you are in the building.

## 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.
- Conveyancing specialists who are experienced with sales and



purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Local Area

The bustling heart of Codsall is less than a mile from Brindley Gardens on Duck Lane. Codsall is a village packed full of hidden treasures. With a generous selection of shops which including some familiar names as well as independent stores, you'll also find a Post Office, pharmacy and medical centre among the services available.

When it comes to food, a Co-Op supermarket in the village will meet most of your needs and located just 0.2 miles away. Eating out offers a wide selection of choices too. Cafes, pubs and a variety of takeaways mean you can enjoy whatever cuisine takes your fancy any day of the week! Whilst you have everything you need for day to day living on your doorstep, Codsall enjoys excellent transport links to the wider area. With easy access to the M54 just 6 miles away, frequent bus services into Wolverhampton and the surrounding villages depart from just a few feet away from Brindley Gardens.

Codsall also boasts two railway stations providing regular services into Telford, Wolverhampton, Shrewsbury and Birmingham.

## Entrance Hall

Solid wood door with spy hole and letter box. Two ceiling light points . Security entry system speech module. Door to utility housing a Bosch washer/dryer, Ventaxia air filtration system, Hot water tank and storage shelves. Doors leading to living room, bedroom and shower room.

## Living Room

A bright and airy living area benefiting from patio door leading to Juliette balcony with window to the side. There is ample space for a dining table . Two ceiling lights, TV and telephone points. Oak effect door with glazed panels leads to a separate kitchen.

## Kitchen

Modern fitted kitchen with roll edged work surfaces with matching splash back with range of white gloss wall and base



# 1 Bed | £185,000

units. Integrated fridge/freezer. Built in electric oven, Four ringed ceramic hob with extractor hood over. Ceiling spotlights and ceramic floor tiles.

## Bedroom

Good size double bedroom with floor to ceiling feature window. Door off to walk in wardrobe with shelving, rails and ceiling spot lights. Space for additional wardrobe or office desk. Ceiling light. TV and telephone point.

## Shower Room

Modern suite comprising, low level entry shower cubicle with grab rail. WC with concealed cistern. Vanity unit with wash hand basin with illuminated and heated mirror above. Wall mounted heated towel rail. Ceramic floor tiles. Tiled flooring.

## Parking

Parking spaces are currently rented to homeowners at £250 per annum.

## 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 does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

The service charge is £2795.62 for financial year ending 30/06/2025

## Lease Information

Lease term 999 Years from 1st June 2017  
Ground rent: £425 per annum  
Ground rent review: 1st June 2032

## Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

