



McCarthy & Stone

The UK's leading retirement housebuilder



Artist impression

Brindley Gardens

Exclusive retirement apartments in Codsall



Exclusive Retirement Living in Codsall







Station Road

Welcome to Brindley Gardens

McCarthy & Stone is proud to introduce Brindley Gardens, a stunning new development 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 to a railway station which provides regular services into Birmingham, Wolverhampton and Shrewsbury.

Each apartment is luxuriously specified and there is a choice of apartment designs over three floors. All apartments benefit from underfloor heating and are fully carpeted throughout. Many offer patios or balconies so you can enjoy the beautiful landscaped gardens from your own lounge.

We're incredibly proud to have been awarded a 5 star rating in customer satisfaction for twelve consecutive years, as voted for by our homeowners via the Home Builders Federation (HBF) survey. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





THE
BULL
AT CODSALL



PRIVATE
CARPARK
for
Customers Only

THE BULL
Quiz
Night

City Solicitors





St Nicholas Church

Life in Codsall

The bustling heart of Codsall is less than a mile from our exciting new development 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 amongst 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 from Brindley Gardens, it's very easily accessed. 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 from the development. Codsall also boasts two railway stations, one less than a hundred yards from Brindley Gardens providing regular services into Wolverhampton, Shrewsbury, Telford and Birmingham.

Whether exploring military history at nearby RAF Cosford, or spending a day at Weston Park, the local area is packed full of attractions to enjoy with family and friends. Combined with the wide selection of sporting clubs in the vicinity including a number of golf clubs, a retirement to Brindley Gardens will give you the time to enjoy life.





Typical homeowners' lounge

Life made easier

Retirement Living takes the stress out of being a homeowner

You'll feel at home in your beautiful new apartment 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.



More time to socialise with family, friends and neighbours

Our development has everything you need to get on with a full and active life. There's a homeowners' lounge and beautiful gardens, where you can enjoy the company of friends and family.

There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay#. We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too, as long as they're well behaved*.

#Extra charge applies. *Pet policy applies



Typical guest suite



Life at Brindley Gardens

Designed with you in mind

We've designed our developments to make your retirement more enjoyable. All features are there to give you more time, extra peace of mind and opportunities to socialise. These include:

Homeowners' lounge

This is a great space where you can meet up with neighbours or make new friends. Your House Manager ensures that the lounge is always clean and tidy as well as making sure that there's tea and coffee available for all homeowners throughout the day. In addition, availability of Wi-Fi[#] means you can always come here to relax with you laptop or tablet.

Landscaped gardens and patio area

The gardens and patio area are designed to be enjoyed by everyone and as we maintain the planting for you, you can be confident that they will remain beautiful throughout the year without you having to lift a finger.

Guest suite

When you have friends and family come to visit, the guest suite means that they can stay on-site without you having to worry about the hassle, preparation and clearing up that having house guests normally entails. The guest suite offers twin beds and an en suite bathroom for a modest charge of £25 per night[^]. Just ensure you book your guests in with your House Manager in advance.

24 hour emergency call system

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.

Lift to all floors

We want to make it easy to get around so there is a lift to all floors in the development.

Car parking available on-site

We know how important your independence is, and some of our homeowners choose to bring a car with them. As well as two spaces available on site for visitors (which need to be pre-booked with the House Manager), there are a total of 30 spaces available on our permit scheme[#]. Parking is by an allocated space and the permits are available on a first come first served basis. The fee is currently £250 per annum. Please speak to your Sales Executive for full details of our Car Parking Permit Scheme[^].

Mobility scooter charging point

If you have a mobility scooter, we have created a room to enable you to charge it.

[^]Price correct at time of print [#]Subject to availability



Your apartment

Spacious, modern apartments. The life you deserve.

Step inside one of our beautiful apartments and you'll wonder why you didn't move years ago. We have designed each specifically for the over 60s and to be spacious, light and packed full of touches that make life easier, safer and more secure.

Settling into your new apartment couldn't be made any smoother, your House Manager will be on hand to make sure you are comfortable in your new home and will show you how everything works. They will also be on hand after you move in too – so you don't need to worry about remembering everything!

10 year guarantee

For total peace of mind, every apartment comes with a two year warranty which covers most aspects of the construction and then a further guarantee period of eight years to cover major structural defects by the NHBC. We're renowned for our customer service and we have been awarded a five-star rating in customer satisfaction for twelve consecutive years by our homeowners via the Home Builders Federation (HBF) survey.

Heating and connectivity

With double glazing, insulation and electric underfloor heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in. If you choose, you can also have a broadband connection installed for ultimate connectivity.

Safety and security

Each apartment is fitted with secure, lockable doors and windows as well as a door entry system linked to your TV, so you can see who's there before letting anyone in. All our apartments include an intruder alarm. In addition to this, ground floor and selected first floor apartments have contact sensors to windows and balcony doors. A smoke detector and a 24 hour emergency call system operated via a pendant gives you the peace of mind that help is never far away wherever you are in your apartment. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

Outside space

As well as the development's landscaped patio, some of our apartments have their own balconies or patios so whether watching the world go by or keeping a keen eye on the changing seasons, you can enjoy the outdoors from your apartment.



Typical kitchen



Typical bathroom



Apartment features in detail

General

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

Kitchen

- Fitted kitchen with integrated fridge/freezer, mid-height oven, and ceramic hob
- Stainless steel cooker hood and a glass splashback
- Stainless steel sink
- Lever mixer taps

Shower room/En-suite

- Fully fitted and half tiled throughout
- White sanitary ware with high quality fittings
- Additional en suite bathroom in two bedroom apartments

Heating and finishes

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

Safety and security

- Video door entry system which is linked to the TV
- 24 hour emergency call system
- Intruder alarm and smoke detector
- Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, some items may vary.

Please check with Sales Executive for further details. Images are indicative only.

*Sky/Sky+ subject to Sky subscription.

Getting out and about couldn't be easier

You are in a great location in Codsall with everything to hand. You can leave those everyday worries behind and do the things you want to do.

- 1 Bakery
- 2 Bank
- 3 Barber
- 4 Bus Stop
- 5 Butcher
- 6 Café/Delicatessen
- 7 Dentist
- 8 Florist
- 9 Foodstore
- 10 Hairdresser/Beauty Salon
- 11 Leisure Centre
- 12 Library
- 13 Medical Centre
- 14 Newsagent
- 15 Optician
- 16 Pharmacy
- 17 Post Office
- 18 Supermarket

Not all attractions and businesses listed, map is indicative.





We'll help you make the move

Once you've found your perfect apartment, your move couldn't be in better hands. From then on, you can leave us to plan and organise de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

There are lots of ways we can make your move as easy as possible. Call us for more information, visit one of our developments to find out more or we'll come to you if that's easier.

Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you'll be convinced it's the right move for you.

We'd be delighted to tell you more about Brindley Gardens.

Call us and we'll arrange an appointment to suit you.

Brindley Gardens

Duck Lane, Billbrook, Codsall WV8 1FL

Tel: 0800 201 4106

mccarthyandstone.co.uk/brindleygardens



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Please call us free on **0800 201 4106** and we'll help you find your perfect apartment or visit **mccarthyandstone.co.uk/brindleygardens**



All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk