



36 Brindley Gardens, Bilbrook

**THOMAS HARVEY**  
ESTATE AGENTS



# A Most Attractive & Deceptive One Bedroom Second Floor Apartment In Luxury Retirement Development

**36 Brindley Gardens, Bilbrook, Wolverhampton, WV8 1FL**  
**Asking Price: £189,950**

**Tenure: Leasehold**  
**Leasehold Details: 999 year lease from the 1<sup>st</sup> June 2017**  
**Service Charge: £220.67per month**  
**Ground Rent: £425 per annum**  
**Council Tax: Band B – South Staffordshire**  
**EPC Rating: B**  
**Total Floor Area: 665sq feet (60.9sq metres) Approx.**  
**No Upward Chain**

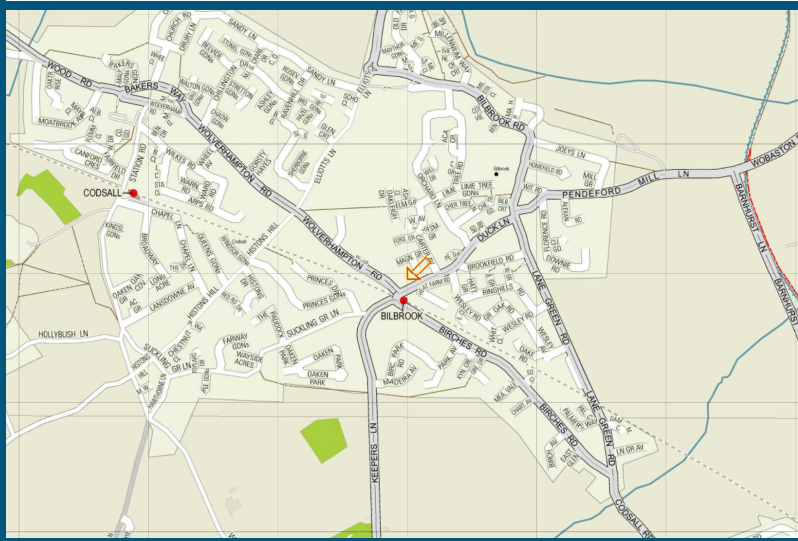
Occupying a choice position in one of the most convenient locations in Bilbrook and within walking distance of Birches Bridge Shopping Parade and Train Station, this well-designed second floor apartment is an excellent example of its type in a modern exclusive development of retirement apartments.

Constructed in 2018 to a well-planned design this most impressive development has the benefit of lift facilities, landscaped gardens, 24hour emergency call system, homeowners communal Lounge with Wi-Fi, guest suite for visitors and house manager.

The interior includes entrance hall with useful utility cupboard, luxury shower room, a large master bedroom having a walk in wardrobe, a charming 21ft open plan living room with dining area and adjacent is a modern superb kitchen with a range of built in appliances.

Designed to utilise the maximum space and providing practical living accommodation, the neatly decorated interior which has the benefit of double glazing, air circulation system & underfloor heating, further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Internal oak veneered doors, intercom system, loft hatch, recessed ceiling spot lights and **Utility Room/ Stores Room: 8'2" (2.51m) x 2'8" (0.87m)** Power, lighting, electric water heater system, extractor fan and plumbing for washing machine.

**Shower Room: 8'10" (2.47m max) x 5'5" (1.69m)**

A luxury suite with walk in double shower, vanity unit, recessed WC, chrome heated towel rail, part tiled walls, LED wall mounted mirror, recessed ceiling spot lights, tiled flooring and extractor fan.

**Living Room with Dining Area: 21ft (6.43m max) x 12'2" (3.73m)**

Recessed ceiling spot lights and double glazed window floor to ceiling window.

**Kitchen: 7'8" (2.40m) x 7'2" (2.19m)**

A matching suite of modern cream gloss units comprising stainless steel single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards with lighting under, built in Bosch appliances include electric oven, 4-ring electric hob with stainless steel extractor hood, built in fridge & freezer, recessed ceiling spot lights, extractor fan and tiled flooring.

**Bedroom One: 16'6" (5.06m max) x 9ft (2.75m)**

Recessed ceiling spot lights, double glazed window and **Walk in Wardrobe** with spot lighting, shelves & railings.

**Outside:** The development is surrounding by neatly landscaped gardens including a large patio with table & chairs for residents socialising and gated resident's car park.

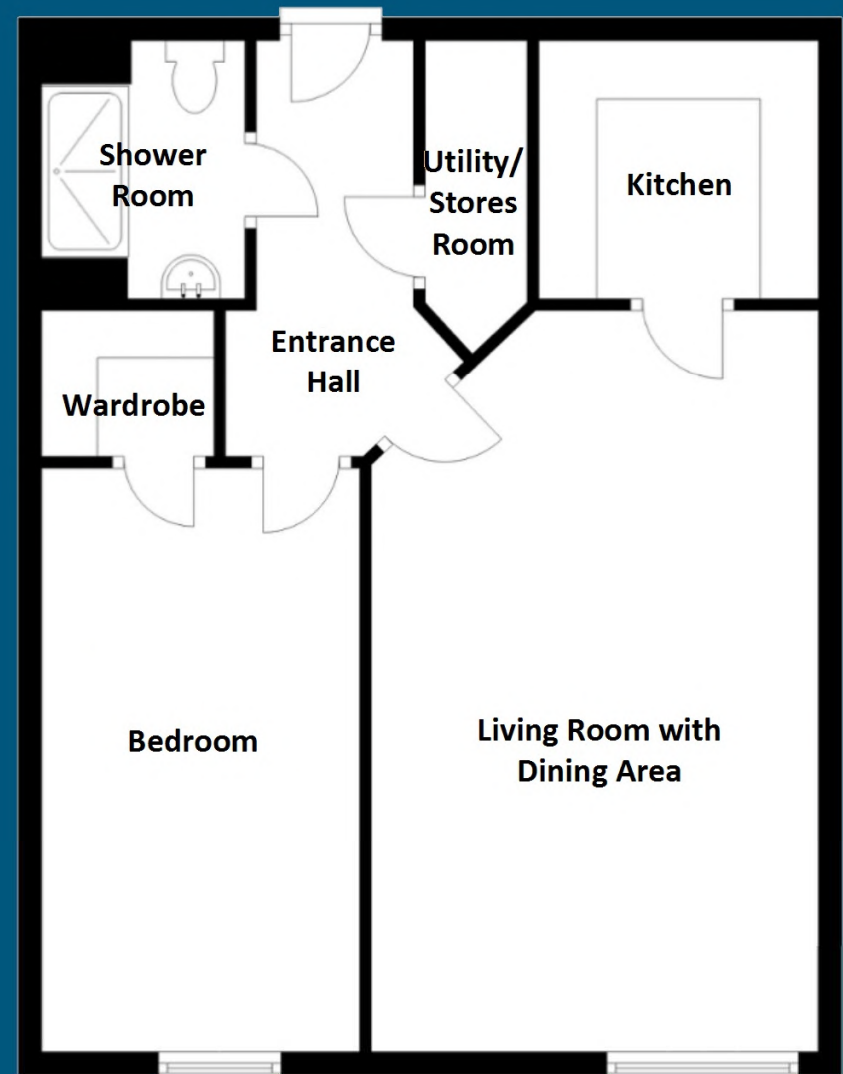
**PROPERTY MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
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**Total Floor Area: 655sq feet  
(60.9sq metres) Approx.**



















