



30 Brindley Gardens, Bilbrook

THOMAS HARVEY
ESTATE AGENTS

*A Most Attractive & Deceptive Two Bedroom Two Bathroom Second Floor Apartment
In A Luxury Retirement Development. In One Of The Most Practical Locations In
Bilbrook & Having The Majority Of Amenities On Your Doorstep!*

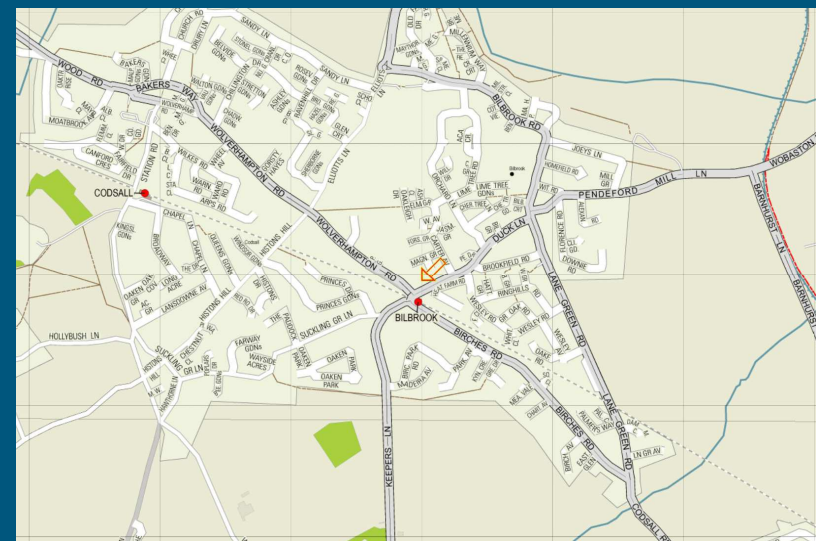
30 Brindley Gardens, Bilbrook, Wolverhampton, WV8 1FL
Asking Price: £225,000

Tenure: Leasehold
Leasehold Details: 999 year lease from the 1st June 2017
Service Charge: £337.93per month
Ground Rent: £495.00 per annum
Council Tax: Band B – South Staffordshire
EPC Rating: B (81) No: 9698-2074-7353-5688-9914
Total Floor Area: 769sq feet (71.45m) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows four main providers have variable coverage indoor and all four have good coverage outdoor.

Thomas Harvey is pleased to bring to the market this well designed and rare two bedroom apartment in Brindley Gardens, occupying a choice position in one of the most convenient locations in Bilbrook, within walking distance of Birches Bridge Shopping Parade & Train Station, No 30 is an excellent example of its type with early interest highly recommended!

Constructed in 2018, this most impressive development of retirement apartments 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. Smartly decorated throughout and perfect for buyers requiring a property, ready to just move into, this beautifully presented apartment includes entrance hall with useful utility cupboard, luxury shower room, 23ft open plan living room with dining area & Juliette balcony and smart kitchen with a number of built in appliances. There are two double bedrooms with the master having a walk in wardrobe and ensuite bathroom.

Designed to utilise the maximum space and providing practical living accommodation, the apartment also has the benefit of double glazing, air circulation system & underfloor heating. The accommodation further includes:



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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, recessed ceiling spot lights, underfloor heating 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: 7'1" (2.14m) x 5'2" (1.57m)

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

Living Room: 22'11" (6.97m max) x 11'11" (3.61m max)

Underfloor heating and double glazed window & door with Juliette balcony.

Kitchen: 7'11" (2.40m max) x 7'3" (2.20m max)

Fitted with a smart suite of matching cream gloss units comprising stainless steel single drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards with lighting under, built in appliances include electric Bosch oven, 4-ring induction hob with stainless steel extractor hood over, fridge, freezer, washing machine/ dryer & dishwasher, extractor fan, tiled flooring and double glazed window.

Bedroom Two: 10'3" (3.12m) x 9'5" (2.87m)

Underfloor heating and double glazed window.

Bedroom One: 14'10" (4.35m max) x 13'7" (4.14m max)

Underfloor heating, double glazed window and **Walk in Wardrobe** with spot lighting, fitted shelves & railings.

Ensuite Bathroom: 7'3" (2.20m max) x 6'9" (2.05m max)

A luxury suite with panelled bath having shower unit & screen over, vanity unit, recessed WC, chrome heated towel rail, part tiled walls, LED wall mounted mirror, recessed ceiling spot lights, tiled flooring and extractor fan.

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

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

















30 Brindley Gardens, Billbrook

Total Floor Area: 769sq feet (71.45m) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



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.

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