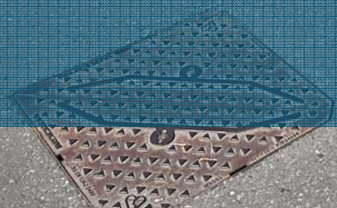




33 Brindley Gardens, Bilbrook



THOMAS HARVEY
ESTATE AGENTS

A Most Attractive & Deceptive Two Bedroom Two Bathroom Second Floor Apartment In Luxury Retirement Development

33 Brindley Gardens, Bilbrook, Wolverhampton, WV8 1FL
Asking Price: £250,000

Tenure: Leasehold
Council Tax: Band B – South Staffordshire
Leasehold Details: 999 year lease from the 1st June 2017
Service Charge: £331.02per month
Ground Rent: £247.40 per half year
EPC Rating: Band B (83) No: 8888-7736-5490-9880-5922
Total Floor Area: 925.7sq feet (86.0sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

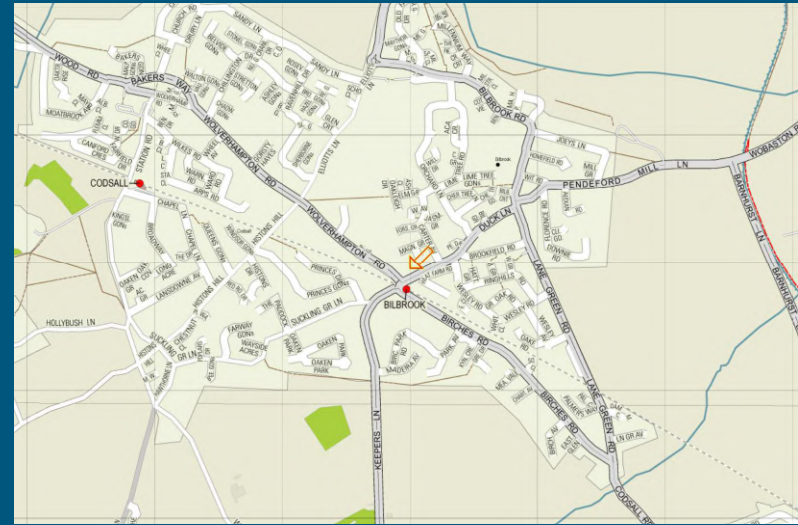
Occupying a choice position in one of the most convenient locations in Bilbrook and within walking distance of Birches Bridge Shopping Parade and Train Station, this well-designed second floor apartment is situated on the south side of the development with views over front.

Constructed in 2018 to a well-planned design, No 33 is a superb example of a well presented apartment, in this exclusive development of retirement properties with the useful benefits of lift facilities, landscaped gardens, 24hour emergency call system, homeowners communal Lounge with Wi-Fi, guest suite for visitors and house manager.

Measuring at a generous approx.925sq feet, the interior has been neatly decorated throughout with quality carpets, oak veneered internal doors and both the bathrooms and kitchen are fitted with modern suites. The interior includes entrance hall with useful utility cupboard, luxury shower room, master bedroom having a walk in wardrobe, second bedroom and a charming open plan living room with dining area, having the added benefit of a Juliet balcony which enjoy views over the front of the development. Adjacent is a modern superb kitchen with a range of built in appliances.

Convenient for the majority of amenities including shops, local bus routes and in particular, within easy walking distance of Bilbrook train station & shopping parade, the apartment also has the added selling point of no upward chain.

Designed to utilise the maximum space and providing practical living accommodation, the 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	83 B	83 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, recessed ceiling spotlights and loft hatch.

Utility Cupboard: 3'8" (1.12m) x 7'2" (2.20m)

Housing vent system, hot water system and underfloor heating controls.

Living Room: 20'11" (6.40m) x 14'7" (4.45m)

Recessed ceiling spotlights, double glazed window to front with matching door and Juliette balcony.

Kitchen: 7'3" (2.21m) x 7'10" (2.40m)

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

Bedroom One: 9'0" (2.76m) x 15'8" (4.79m min) x 21'0" (6.41m max)

Recessed ceiling spotlights, double glazed window to front and built in walk-in wardrobe with recessed ceiling spotlights, shelving and railings.

Ensuite Bathroom: 8'7" (2.64m) x 7'3" (2.22m)

Fitted with a white suite comprising panelled bath with shower unit & screen, vanity unit with recess WC, LED wall mounted mirror, chrome heated towel rail, recessed ceiling spotlights, part tiled walls, extractor fan and tiled flooring.

Bedroom Two: 16'11" (5.17m) x 8'2" (2.50m)

Recessed ceiling spotlights and double glazed window to front.

Bathroom: 7'3" (2.21m max) x 5'7" (1.72m)

Fitted with a white suite comprising corner shower enclosure with chrome power shower, vanity unit, recessed WC, chrome heated towel rail, part tiled walls, recess ceiling spotlights, LED wall mounted mirror, extractor fan and tiled flooring.

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.





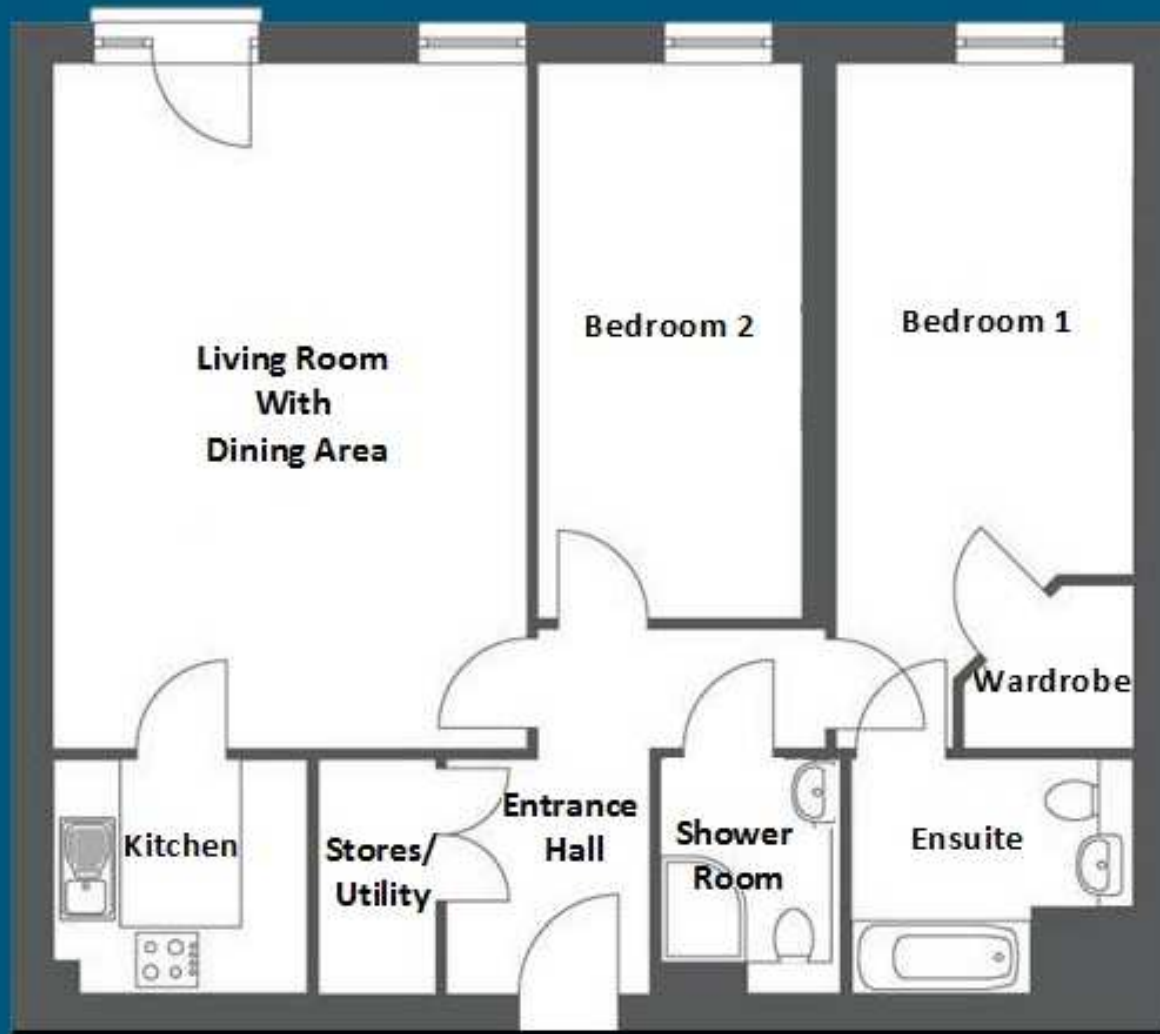












**Total Floor Area: 925.7sq feet
(86.0sq metres) Approx.**

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.

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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.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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