



Connells

**Brindley Gardens
Bilbrook Wolverhampton**



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this immaculately presented one bedroom first floor retirement apartment for the over 55's on the popular MCarthy Stone development which boasts underfloor heating throughout a 24hr emergency call system and also boasts a guest suite for guests to stay onsite with a charge of £25 per night.

Internally the property comprises of a lift service, entrance hallway, utility, lounge/dining area, modern fitted kitchen, bedroom with walk in wardrobe and a modern walk in shower room. Externally the property has communal parking via secure electric gates and have the option to reserve a space for £250 per annum.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the north west of Wolverhampton in the village of Bilbrook in South Staffordshire. This highly desirable location has all the amenities that you would expect including a local rail service, highly regarded local schools, village church and two rows of shops. The nearest hospital is approximately two and a half miles away. The most noteworthy school in the area is Birches First school.

Approach

Set back from the roadside with access via a secure gated entrance and communal parking.

Communal Hallway

Lift service to all floors.

Entrance Hallway

Ceiling light point, intercom, doors to utility, shower room, bedroom and lounge/ dining room.

Utility

Boiler, plumbing point for washing machine, extractor fan, underfloor heating controls, lighting.

Shower Room

Walk in shower, vanity wash hand basin with wc, partly tiled walls, Underfloor heating extractor fan, ceiling light point, electric heated towel rail and LED mirror.

Lounge/ Dining

24' 1" max x 19' 5" max (7.34m max x 5.92m max)

Underfloor heating, two ceiling light points, Juliet balcony, doors to hallway and kitchen.

Kitchen

8' x 7' 8" (2.44m x 2.34m)

Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated oven and fridge freezer, extractor hood with four ring electric hob, double glazed window, extractor fan.

Bedroom One

19' 6" max x 9' 6" max (5.94m max x 2.90m max)

Double glazed window, ceiling light point, Underfloor heating, walk in wardrobe.

Parking

Communal parking, £250 per annum for a reserved space.







To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
Band: B

Service Charge: 425.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/WVH335469](https://www.connells.co.uk/Property/WVH335469)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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