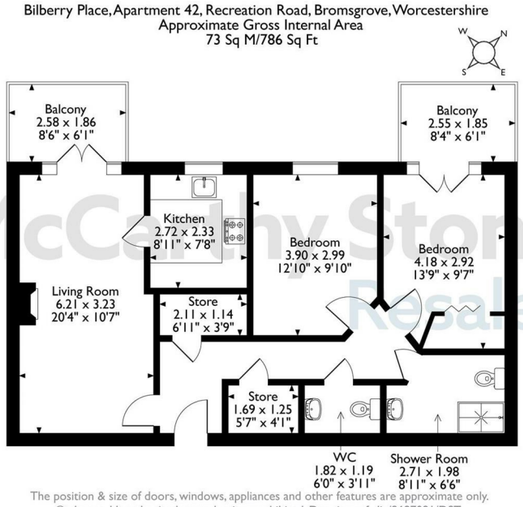
Excellent

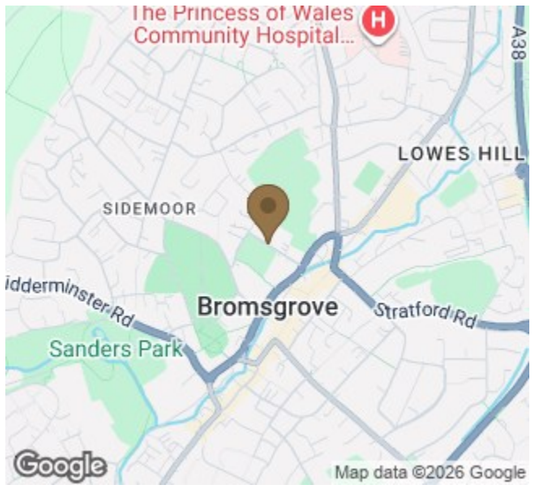
Trustpilot

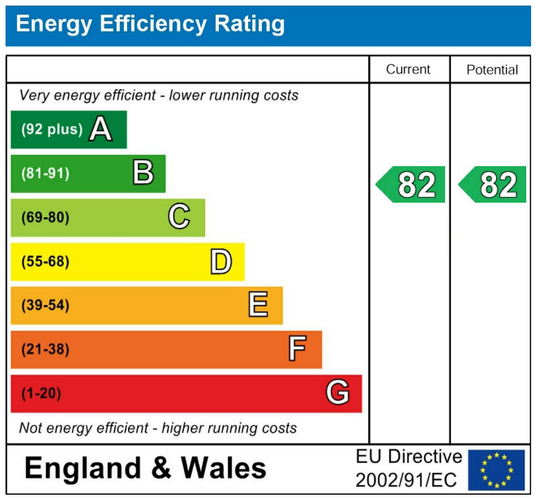
McCarthy & Stone
Resales.

Bilberry Place, Apartment 42, Recreation Road, Bromsgrove, Worcestershire
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







42 Bilberry Place

Recreation Road, Bromsgrove, B61 8DT

2 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 42 Bilberry Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £245,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Homeowners' lounge
- Table service onsite restaurant
- Guest suite & Landscaped gardens
- Laundry room & service
- 24-Hour emergency call systems
- 24-Hour onsite staffing
- Estates Manager
- 1-Hour domestic assistance in service charge
- Personal care packages available
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

42 Bilberry Place, Bromsgrove

2 | 1 | Asking price £245,000

SUMMARY

Located opposite the park on Recreation Road, Bilberry Place is situated just 300 metres from the heart of Bromsgrove High Street. As a bustling market town, Bromsgrove offers a broad selection of national stores and independent retailers. Bromsgrove is also well connected to the wider West Midlands with its train station linking to Birmingham and Worcester. The bus services which run from the station located across Market Street connect the town to Redditch, Droitwich and Kidderminster.

Bilberry Court is one of McCarthy & Stones Retirement Living PLUS range (previously assisted living) and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. The site has a Laundry Room and offers a laundry service, returning your items washed, dried and ironed within 24-Hours (additional charges for this service may apply). For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, if your guest have travelled from afar, they can extend their stay by booking into the onsite Guest Suite (usually for a fee of around £25 - subject to availability). For your convenience, there's an onsite waitress service restaurant with freshly cooked meals provided everyday. Other communal area's consist of mobility scooter store (with charging point) and landscaped gardens.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ENTRANCE HALL

A solid oak door with spy hole and letter box. Ceiling light fitting. Security door entry speech module and emergency intercom. Walk in storage cupboard. Additional cupboard housing the boiler which supplies underfloor heating as well as hot water to the apartment.

LIVING ROOM

A spacious and beautifully presented living room, enjoying an abundance of natural light and a bright, airy atmosphere throughout the day. The room offers ample space for both comfortable lounge seating and a dedicated dining area, making it ideal for relaxing or entertaining.

A standout feature is the set of double-glazed French doors, which open out onto a walk out balcony, perfect for enjoying the outdoors from the comfort of your own home.

The room is well equipped with an attractive feature fireplace with an electric fire which makes a lovely focal point. Two ceiling light fittings, a TV point, telephone point, and multiple power sockets to suit modern living needs. Partially glazed double wooden doors provide an elegant transition through to the kitchen, allowing light to flow between the spaces while maintaining a sense of separation when desired.

KITCHEN

Modern fitted kitchen with a range of high gloss wall and base storage units. Fitted roll edge work surfaces with splash back. Integrated fridge/freezer. Four ringed ceramic hob with stainless steel extractor hood above. Easy access mid level oven, with space above for a microwave. Freestanding dishwasher. The stainless steel sink unit sits beneath a double glazed window.

BEDROOM ONE

A generously sized and well-appointed double bedroom, offering both comfort and practicality. The room benefits from a built-in wardrobe with stylish mirrored sliding doors, providing ample storage while enhancing the sense of space and light. A central ceiling light fitting ensures good illumination, and the inclusion of both TV and telephone points adds everyday convenience.

A double-glazed window allows natural light to fill the room while maintaining a warm environment. For added peace of mind, an emergency pull-cord system is also installed.

A standout feature of this bedroom is the set of patio doors, which open directly onto an additional balcony.

BEDROOM TWO

A well-proportioned second double bedroom, offering generous space for a range of furniture arrangements. The room is fitted with a ceiling light fixture and benefits from both TV and telephone points, providing added convenience and connectivity. A double-glazed window allows for plenty of natural light while ensuring excellent insulation and a comfortable environment. For added peace of mind, the room is equipped with an emergency pull-cord system. Versatile in its design, this room can be easily adapted to suit a variety of needs, whether as a guest bedroom, hobby room, home office, or additional living space.

SHOWER ROOM

A thoughtfully designed, purpose-built wet room finished to a modern standard, offering both practicality and ease of use. The suite comprises a level-access shower area complete with a fitted shower curtain, ideal for safe and convenient bathing. There is a contemporary wall-mounted WC with a concealed cistern, creating a sleek and uncluttered appearance, along with a stylish vanity unit incorporating a wash hand basin. Above the basin is a fitted mirror with integrated lighting, providing excellent illumination for daily use. For additional reassurance, the wet room is equipped with an emergency pull-cord system, ensuring assistance can be summoned quickly if required.

GUEST WC

A guest WC is conveniently located off the hallway, comprising of a wall mounted WC with concealed cistern; vanity unit wash hand basin

Service Charge (breakdown)

• 1 hour domestic assistance per week
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24 hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

The annual service charge is £12,571.44 for the financial year ending 30/06/27.

Lease Information

999 years from 1st Jan 2017
Ground rent: £510 per annum
Ground rent review: 1st Jan 2032

Parking Permit Scheme-subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Additional Information & Services

• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













