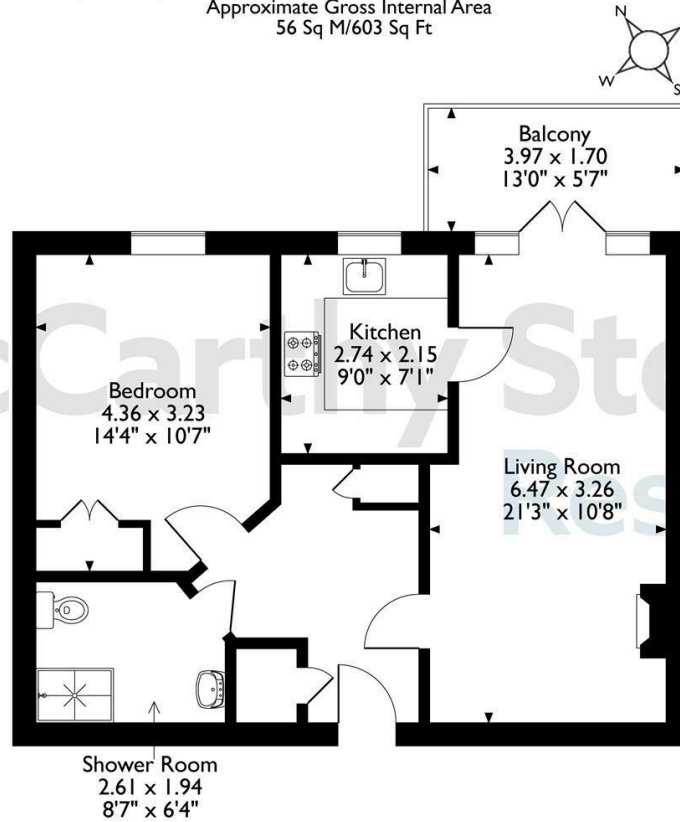
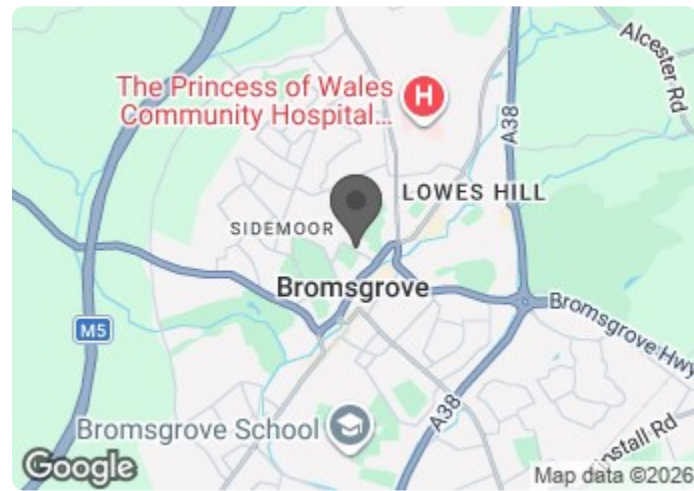


Bilberry Place, Apartment 46, Recreation Road, Bromsgrove, Worcestershire  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**46 Bilberry Place**

Recreation Road, Bromsgrove, B61 8DT



**Asking price £195,000 Leasehold**

A charming and well-presented one-bedroom Retirement Living Plus apartment situated in our Bilberry Place development designed specifically for the over 70s's. Ideally positioned on the third floor with lifts to all floors. This thoughtfully designed home features under floor heating and a bright and welcoming living space that opens onto a private walk out balcony perfect for enjoying fresh air and relaxing while taking in pleasant, open views across the surrounding playing fields.

The apartment further benefits from having been recently redecorated throughout with new carpets having been fitted, enhancing the sense of comfort underfoot while also adding to the overall feeling of quality and care throughout the property giving it a fresh, clean and contemporary feel.

Residents can also take full advantage of the excellent on-site facilities, including a welcoming restaurant and a comfortable homeowners' lounge ideal for socialising or unwinding. Having beautifully maintained, fully landscaped gardens that provide a peaceful outdoor retreat throughout the year.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is prohibited.



# Bilberry Place, Recreation Road, Bromsgrove, B61 8DT

## Bilberry Place

In the heart of Bromsgrove, nestled between several large expanses of green space, is home to Billberry Place, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. The development consists of 26 one-bed and 32 two-bed apartments, all of which benefit from underfloor heating, spacious living spaces with ample storage and a range of features to make daily living easier, including non-slip bathroom flooring and raised sockets and ovens. An Estate's 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 hour's 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. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over. Located in the core of Bromsgrove, there are a fabulous range of restaurants, cafes and other eateries, as well as a variety of pubs and bars and a whole host of both high-street favourites and independent boutiques within very close proximity. Bromsgrove is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a pharmacy. The town is easily accessible by both road and public transport. With the M5 and M42 motorways just over a mile from the development site, and the local train station also just a mile and a half away, you and those you love won't have any problem travelling to and from your new retirement apartment.

## 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

substantial solid oak entrance door, complete with a spy hole and integrated letterbox, provides both security and a traditional, high-quality finish. Featuring a ceiling light fitting and a secure door entry speech module, allowing residents to communicate with visitors before granting access. For added peace of mind, there is also an emergency intercom system, ensuring assistance is always close at hand if required.

The hallway further benefits from a good sized and highly practical storage cupboard, ideal for keeping household items neatly tucked away and housing the boiler, which efficiently supplies the domestic hot water.

## Living Room

A generously proportioned living room offers a bright and comfortable space, enhanced by double glazed French doors that open out onto a private walk-out balcony. This delightful outdoor area provides the perfect spot to sit and unwind while enjoying attractive, open views across the nearby playing fields, allowing plenty of natural light to flow into the room.

Inside, the living area is well appointed with two ceiling light fittings, along with a TV point, telephone point, and ample power sockets to accommodate modern living needs. A part-glazed wooden door leads seamlessly through to the kitchen, maintaining a sense of connection while allowing light to pass between the rooms.

An attractive feature fireplace with an electric inset fire creates a warm and inviting focal point, adding both character and a cosy atmosphere to this welcoming living space.

## Kitchen

Modern fitted kitchen with a range of wall and base storage units. Fitted roll edge work surfaces with splash back. Integrated fridge/freezer. Four ringed ceramic hob with chrome extractor hood above. Easy access mid level oven, with space above for a microwave. The stainless steel sink unit sits beneath a double glazed window which provides views across the front garden and recreation grounds.

## Bedroom

A well-proportioned double bedroom presented in neutral décor, creating a calm and versatile space ready to suit a range of personal styles. An attractive feature wall adds a touch of character and visual interest, enhancing the overall appeal of the room.

The bedroom benefits from a built-in wardrobe with mirrored sliding doors, offering excellent storage while also helping to reflect light and create a greater sense of space. A double glazed window allows for plenty of natural light while maintaining warmth and energy efficiency.

Additional features include a ceiling light fitting, TV and telephone points for convenience, and an emergency pull-cord system, providing added reassurance and peace of mind.



# 1 bed | £195,000

## Shower Room

A purpose-built, modern wet room designed with both practicality and ease of use in mind. The space features a level-access shower area with a fitted shower curtain, providing a convenient and accessible bathing solution.

The room also includes a wall-mounted WC with a concealed cistern, creating a clean and streamlined appearance while maximising floor space. A stylish vanity unit incorporates a wash hand basin, offering useful storage beneath, complemented by a fitted mirror with integrated lighting above for enhanced visibility and everyday convenience.

For added reassurance, the wet room is equipped with an emergency pull-cord system, ensuring help can be summoned quickly if required, contributing to a safe and supportive living environment.

## 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.

## 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, but does include the cost of your Estate Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £8,929.81 for financial year ending 30/06/26.

## Lease Length

999 years from 1st Jan 2017

## Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st Jan 2032

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

