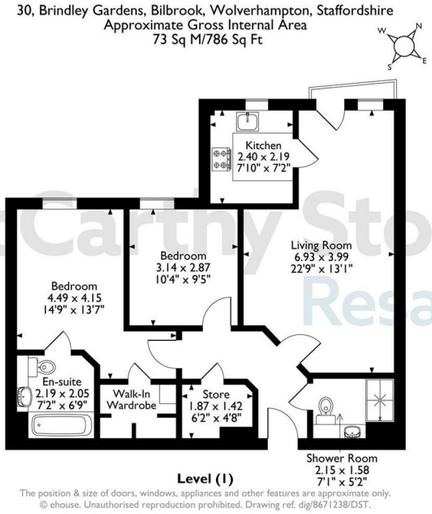
Excellent

Trustpilot

McCarthy & Stone
Resales.

30, Brindley Gardens, Bilbrook, Wolverhampton, Staffordshire
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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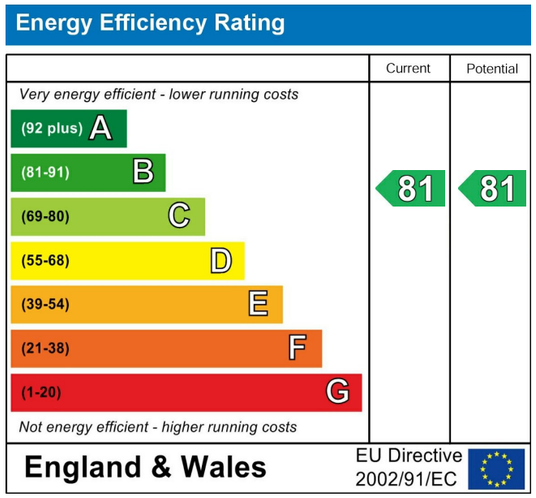

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







30 Brindley Gardens

Duck Lane, Wolverhampton, WV8 1FL

2 2 Council Tax Band: B

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 30 Brindley Gardens could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £199,950 Leasehold

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

Why you'll love living here:

- Delightful Two Bed Second Floor Retirement Living apartment, Lifts to all Floors
- Spacious Living Room with Juliette Balcony
- Ensuite bathroom and additional Shower Room
- Modern Fitted Kitchen with Integrated Appliances
- House Manager and Residents Lounge with WiFi
- Beautifully landscaped and maintained gardens
- Pets Allowed (speak to us about the development rules)
- 24/7 Emergency call systems
- Less than a mile from Codsall village
- Excellent transport links

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Brindley Gardens, Wolverhampton

2 | 2 | Offers in the region of £199,950

Brindley Gardens
McCarthy & Stone is proud to introduce Brindley Gardens, a stunning development consisting of 39 beautiful one and two bedroom apartments located in Bilbrook, Codsall. Brindley Gardens has been designed to seamlessly fit with the local character of Duck Lane and is located close to plenty of transport links and amenities.
You'll feel at home at Brindley Gardens in next to no time. It's easy to relax knowing there's a House Manager on hand during the day - a friendly face who'll be around to offer you help and support. Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger.
When you have friends and family come to visit, the guest suite means that they can stay on site at a modest charge of £25 per night. Your House Manager will explain the booking procedure.

The 24 hour emergency call system provides you with peace of mind, should you need assistance day or night. We have installed a system that operates through a pendant and can summon help wherever you are in the building.

Local Area
The bustling heart of Codsall is less than a mile from Brindley Gardens on Duck Lane. Codsall is a village packed full of hidden treasures. With a generous selection of shops which include some familiar names as well as independent stores, you'll also find a Post Office, pharmacy and medical centre among the services available. When it comes to food, a Co-Op supermarket in the village will meet most of your needs and located just 0.2 miles away. Eating out offers a wide selection of choices too. Cafes, pubs and a variety of takeaways mean you can enjoy whatever cuisine takes your fancy any day of the week! Whilst you have everything you need for day to day living on your doorstep, Codsall enjoys excellent transport links to the wider area. With easy access to the M54 just 6 miles away, frequent bus services into Wolverhampton and the surrounding villages depart from just a few feet away from Brindley Gardens. Codsall also boasts two railway stations providing regular services into Telford, Wolverhampton, Shrewsbury and Birmingham.

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
Solid wood door with spy hole and letter box. Two ceiling light points . Security entry system speech module. Utility cupboard housing a washer/dryer and storage. Doors lead to living room, bedrooms and guest shower room. Under floor heating runs throughout the apartment.

Living Room
A bright and airy living room benefitting from double glazed door to a Juliette balcony with ample space for dining. Two ceiling light fittings. TV and telephone points, double glazed window. A part glazed wooden door leading in to the Kitchen.

Kitchen
A modern fitted kitchen with a range of wall and base units. Granite styled roll edge work surfaces with matching splash back. Integrated frost free fridge/freezer. Built in electric oven with up and under door. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit, ceiling spotlights, ceramic floor tiles.

Master Bedroom
A good sized double bedroom with double glazed window. Door off to walk in wardrobe with shelving and rails. Ceiling light fitting. TV and telephone point. Having the benefit of a bathroom ensuite.

Ensuite Bathroom
Modern suite comprising of bath with shower over and grab rails. WC with concealed cistern. Vanity unit with wash hand basin with illuminated mirror above. Wall mounted heated towel rail. Ceramic floor tiles.

Bedroom Two
A good sized double bedroom with double glazed window. Ceiling light fitting. Offering a variety of uses.

Guest Shower Room
Modern suite comprising of a low level entry shower cubicle with grab rails. WC with concealed cistern. Vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. Ceramic floor tiles.

Service Charge Breakdown
• 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 House 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 House Manager.

Annual Service charge: £4,156.38 for financial year ending 30/06/2027.

Ground Rent
Ground rent: £495 per annum
Ground rent review 1st June 2032

Lease Information
999 Years from 1st June 2017

Additional Information & Services
• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













