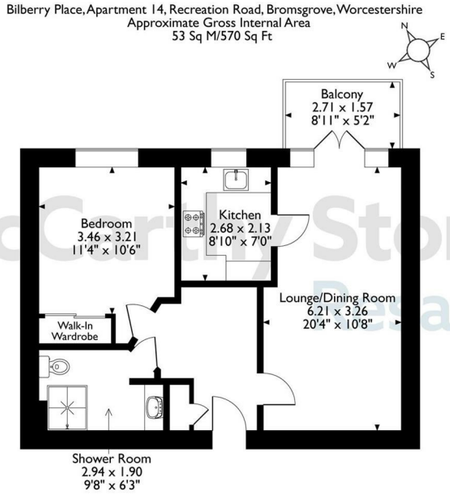
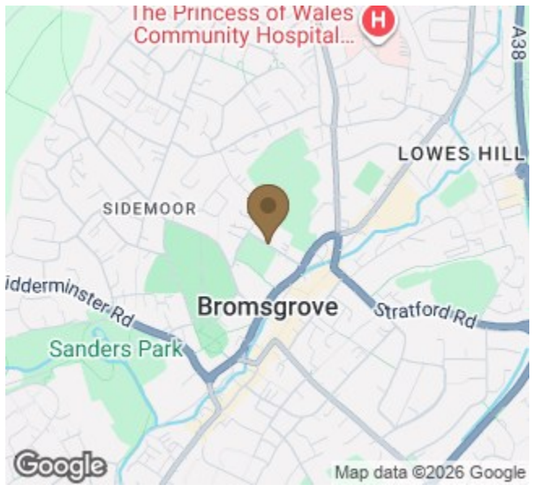
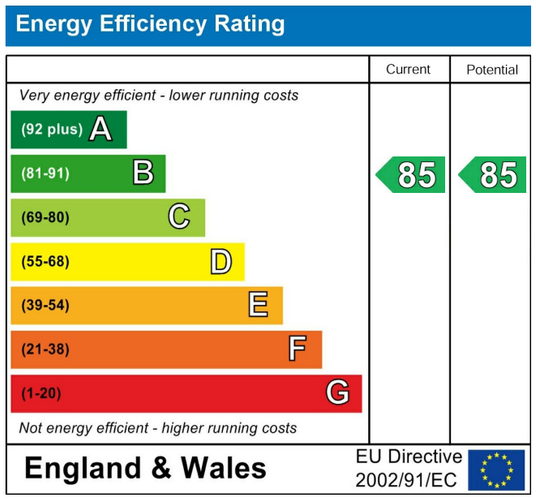
Excellent

Trustpilot

McCarthy & Stone
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







14 Bilberry Place

Recreation Road, Bromsgrove, B61 8DT

1 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 14 Bilberry Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £180,000 Leasehold

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

Why you'll love living here:

- OVERLOOKING BEAUTIFUL GREEN OPEN SPACES AND FAR-REACHING VIEWS ACROSS THE SURROUNDING PLAYING FIELD
- McCarthy Stone Retirement Living Plus for over 70's
- Estates Manager + 24-hour on-site staffing
- 24-hour emergency call systems
- On-site Table Service Restaurant
- Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)
- Personal care packages available from the CQC registered YourLife team
- Homeowners' lounge & Landscaped gardens
- Guest suite + Function room
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Bilberry Place, Bromsgrove

1 | 1 | Offers in the region of £180,000

Bilberry Place
In the heart of Bromsgrove, nestled between several large expanses of green space, is home to Billbery 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
A solid oak entrance door with spy hole and letterbox opens into the hallway, featuring a ceiling light fitting, security door entry speech module and emergency intercom system. There are two useful storage cupboards, one of which houses the boiler supplying both the hot water system and underfloor heating.

Living Room
A spacious and well-proportioned living room offering a bright and comfortable living environment, enhanced by double glazed French doors that open onto a private walk-out balcony, allowing plenty of natural light to flood the room while providing an ideal space to relax and enjoy the surrounding outlook. The room offers ample space for both living and dining furniture and is fitted with two ceiling light points, multiple power sockets, a TV point and telephone point. A part glazed wooden door leads through to the kitchen, creating a practical yet separate layout.

Kitchen
A modern and well-appointed fitted kitchen featuring a comprehensive range of contemporary wall and base storage units, providing ample cupboard and workspace solutions. The kitchen is complemented by stylish roll-edge work surfaces with matching splashbacks, creating both a practical and attractive finish.

Integrated appliances include a fridge/freezer, while cooking facilities comprise a four-ring ceramic hob with a sleek chrome extractor hood positioned above. There is also an easy-access mid-level oven with dedicated space above suitable for a microwave, designed with convenience and accessibility in mind.

A stainless steel sink unit is perfectly positioned beneath a double glazed window, allowing for plenty of natural light while enjoying pleasant views.

Bedroom
A generously sized double bedroom, beautifully presented in neutral décor creating a stylish yet calming atmosphere. The room benefits from a built-in mirrored-fronted wardrobe, providing excellent storage while also helping to maximise light and space within the room.

Further features include a ceiling light fitting, TV and telephone points, multiple power sockets and a double glazed window allowing for plenty of natural light. For added peace of mind, the bedroom is also fitted with an emergency pull-cord assistance system.

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 rail, 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.

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: £9,395.04 for financial year ending 30/06/27.

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.

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













