



Flat 51 Brook Court

Bromsgrove, B60 1AD

Andrew Grant

Flat 51 Brook Court

Burcot Lane Bromsgrove, B60 1AD

2 Bedrooms 1 Bathroom 1 Reception Room

A beautifully presented third floor retirement apartment with Juliet balcony, lift access, communal gardens and resident facilities for the over 65's.

- Well-presented retirement home with lift access, two bedrooms and sociable living spaces.
- Feature fireplace and Juliet balcony enhance the generous living and dining room.
- Landscaped communal gardens with lawn, patio and seating.
- Gated residents' car park provides allocated and visitor parking.
- Assisted living development within easy reach of Bromsgrove High Street and community amenities.

Flat 51 Brook Court is a third-floor retirement home with lift access, combining independence with communal support. The spacious living and dining room has a feature fireplace and French doors to a Juliet balcony. The well-equipped kitchen includes integrated appliances, while two double bedrooms provide built-in storage and flexible space. The bathroom offers both a bath and walk-in shower. Residents enjoy communal lounge, dining and hobbies rooms, an on-site restaurant, landscaped gardens and a gated car park, all within walking distance of Bromsgrove High Street.

904 sq ft (83.9 sq m)





The kitchen

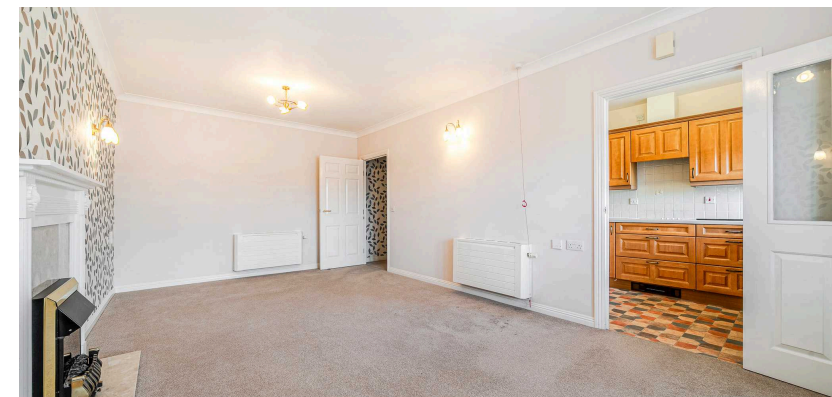
Designed for practical meal preparation, the kitchen includes a range of wood-fronted base and wall cabinets. Integrated appliances include an electric hob, oven, fridge-freezer and washer dryer. A stainless steel sink sits beneath a large front-facing window and a door connects directly through to the living and dining room for effortless entertaining.





The living and dining room

Serving as the heart of the home, this generous space is ideal for relaxing and entertaining. French doors open to a Juliet balcony and a feature fireplace with an electric fire creates a focal point. A glazed door links to the kitchen and the room flows back to the hallway.





The hallway

The central hallway welcomes you into the apartment and links all principal rooms. Two built-in storage cupboards provide space for coats and household essentials. From here you can access the living spaces, bedrooms and bathroom.



The primary bedroom

The primary bedroom provides a restful retreat. It includes fitted wardrobes and a generous window that looks over the court. Its position off the hallway ensures peace and privacy.



The second bedroom

The second bedroom offers versatility for guests, hobbies or as a study. A front-facing window brings in light and a coved ceiling adds a traditional finish. Located next to the primary bedroom, it is easily accessed from the hall.



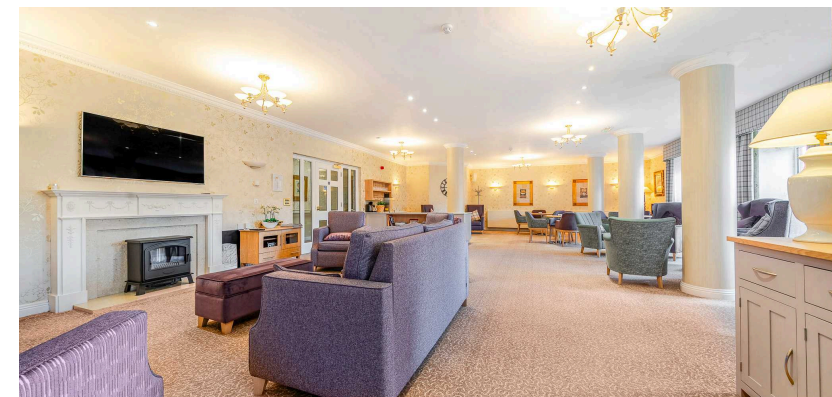
The bathroom

The bathroom caters for both bathing and showering needs. It features a walk-in shower area with grab rail, a separate bath, and a low-level WC and basin set into a vanity unit. Tiling to the walls completes the clean finish.



The communal area

Residents benefit from a variety of shared facilities. A light-filled communal lounge with architectural pillars and a feature fireplace provides a comfortable setting for social events. Adjacent is a dining room and a hobbies room, with large windows lining the external walls. Brook Court also offers a subsidised restaurant for daily lunches and a guest suite for visiting family, complementing the busy social programme.







The communal garden

Outside, residents can enjoy landscaped communal gardens. Expanses of lawn are bordered by mature trees and hedging, while a paved terrace offers seating. A path meanders alongside the building and a wooden footbridge crosses a planted bed.





The driveway and parking

Approaching Brook Court, a gated driveway leads to the residents' car park. Brick pillars and wrought-iron gates provide secure access and there is a designated accessible bay. Parking spaces are set around the entrance with pathways leading to the main doors.

Location

Bromsgrove is a popular market town in north Worcestershire with a good choice of high street shops, supermarkets, cafés and restaurants. Brook Court enjoys a convenient setting within easy reach of the town centre, meaning residents can readily access amenities, healthcare facilities and public transport connections. The local area is well served by road links including the A38 and the nearby M5, and there are regular bus services. Beautiful parks and countryside surround the town, offering opportunities for gentle walks and outdoor leisure. Bromsgrove train station offers services to Birmingham and Worcester.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, O2, EE and Three (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band D.

Agent Note

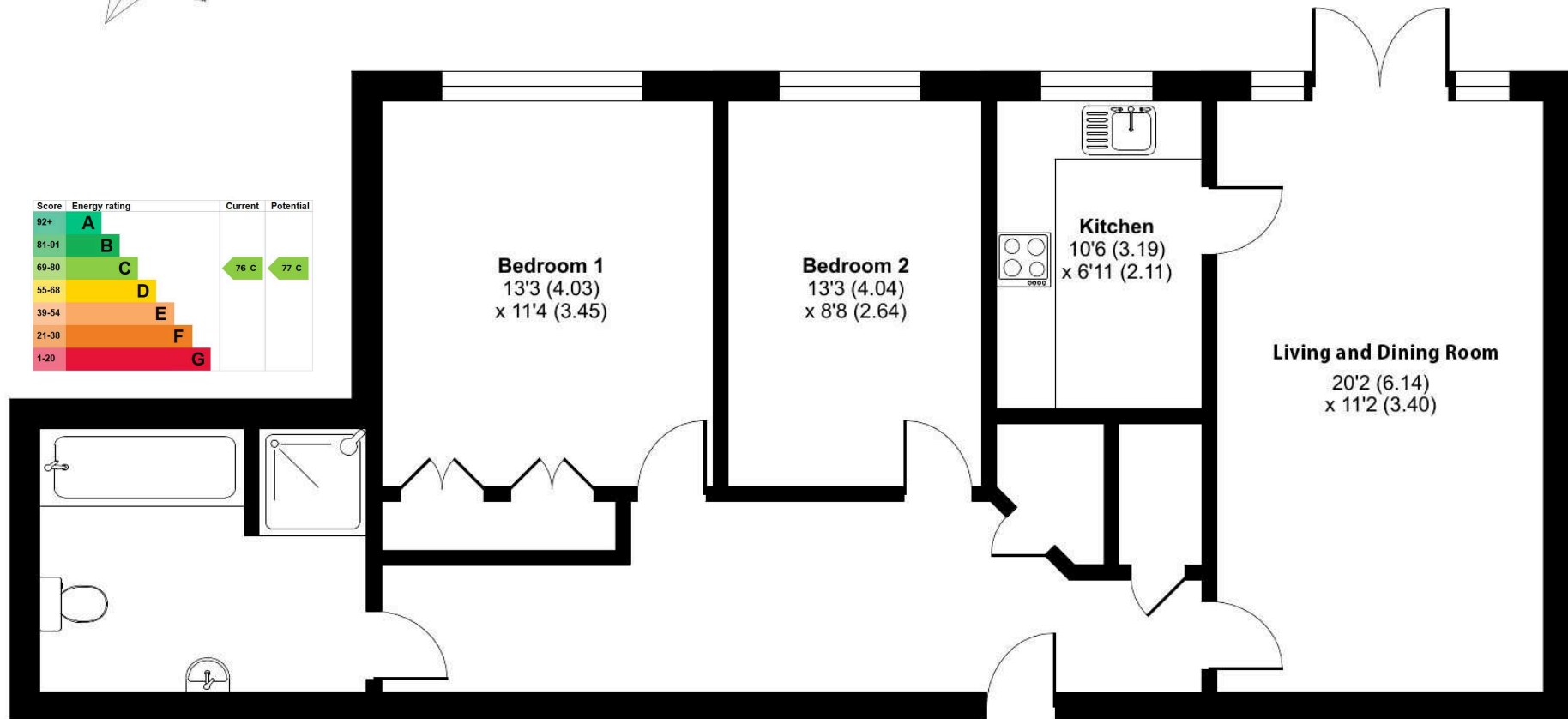
The apartment is leasehold with a 999 year lease from 2003. The current service charge is £746.48 per month and the annual ground rent is £449.10. There is also a Covenant fee of £75 plus VAT and an Administration fee of £180 payable on sale. Prospective purchasers should be aware that occupancy is restricted to those aged 65 and over. Pets are permitted subject to the terms of the lease.



Burcot Lane, Bromsgrove, B6

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Andrew Grant. REF: 1433024



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